LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48576CRF24 Price: 224 700 EUR

agency fees included: 7 % TTC to be paid by the buyer (210 000 EUR without fees)

A fine, large detached 3 bedroom home. Great views, a plot of 10000m2, with new 62m2 Annexe and 50m2 balcony.















INFORMATION

Town:	La Rochebeaucourt-et-Argentine
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	147 m2
Plot Size:	10104 m2

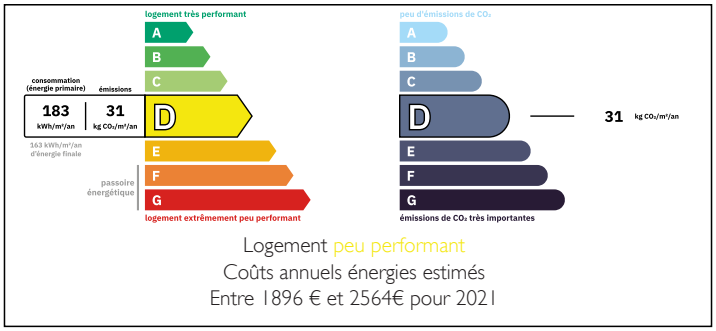
IN BRIEF

A rarely available detached property, situated within a beautiful plot of 10104m2. Enjoying panoramic views of the Dordogne/Charentaise undulating countryside, via a tiled 50m2 elevated balcony.

The property is approximately 147m2 in habitable space, and enjoys additional space for garage (26m2) and sous sol (30m2).

Further additional space is afforded by the recently and traditionally built Detached Annexe of 62m2, which is currently used as a games room. It has planning permission granted, and benefits from double glazed windows, tiled floor, light and power. Requires outside paintwork to finish it. (See photos).

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1896 € et 2564€ pour 2021

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

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NOTES

DESCRIPTION

The property itself is approached via a long driveway offering ample parking.

Inside the main property of approximately 147m2, the Entrance Hall leads to a Utility Room, WC and the good sized Lounge of 30m2 with wood burner. The property benefits from central heating and double glazed windows and doors throughout.

Double doors lead to the Dining Room/Family Room, which is fully tiled with 2 Treble Doors giving access to the huge 50m2 balcony. The views over the countryside are elevated and stunning, and can be enjoyed from this room of 32m2, or outside on the balcony. This large room, and the balcony, lends itself particularly to Dining, with a fully fitted modern Kitchen integrated into it. The well equipped Kitchen (additional 10m2) offers a built in fridge, freezer, oven, hob, extractor, dishwasher and microwave.

Off of the Lounge, there is an Inner hallway, that serves Bedroom 1 (18m2), Bedroom 2 (11m2) and a modern Shower Room. Bedroom 1 has a range of built in wardrobes, whilst Bedroom 2 leads onto the balcony via double doors.

From the balcony, steps lead down to the large Guest Bedroom of 24m2, which has its own modern en suite shower room.

The property is located in a hamlet approximately 2 kms from the village of La Rochebeaucourt (code postale 24340), which has a Boulangerie and 2 Bar/Restaurants.

The area is accessible via Limoges, Bordeaux, Poitiers and Bergerac airports.
The TGV inter city train station at Angouleme enjoys rapid connections to...