LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48773SUG24 Price: 295 000 EUR

agency fees to be paid by the seller

A charming 2-3 bedroom country house with a courtyard pool and views over 2,5 ha of land















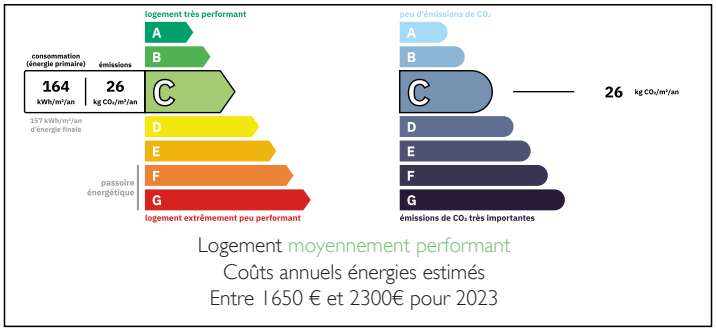
INFORMATION

Town:	Savignac-les-Églises
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	140 m2
Plot Size:	20512 m2

IN BRIEF

A tastefully restored period property at the edge of a tiny and ancient stone hamlet. The covered terrace faces the evening sun that sets beyond a covered pool and pretty meadow. One enters the property through a triangular courtyard with a long barn one side and a stone wall the other that screens off the hamlet. The house consists of many authentic period features and is open plan with a kitchen area dovetailing into the main sitting/dining room that has large French windows opening onto the terrace. In short a very pretty property of manageable size, easy to heat and bags of charm

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1650 € et 2300€ pour 2023

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

Ground Floor (tiled floor throughout)
Large sitting/dining room/kitchen with exposed beams, stone sink, stone fireplace and 3 French doors (2 onto the west terrace) 72 m² (including kitchen area of 12 m²)
W/c and washbasin 2 m²
Fitted cupboard 1.5 m²
Utility room with an authentic period cut stone fireplace and disused bread oven beyond (both in need of repair), exterior French doors 9m²

1st floor (wooden flooring throughout)
Landing with exposed beams and dormer window 13.2 m² (20 m² floorspace)
Bedroom 1 with exposed beams and dormer window 11.2 m² (20.2 m² floorspace)
Bathroom with w/c, bath/shower unit and washbasin 6 m²
Bedroom 2 (single) exposed beams and large velux window 5 m² (8 m² floorspace)
W/c with velux window 2 m²
Bedroom 3 with exposed beams and dormer window 10.2 m² (17.2 m² floorspace)

Exterior
Large barn with an array of stables, sheds and hay loft
Pool (Chlorine) 10 x 5.5 m
Land 20512 m²

Amenities
Local shops 2 km
Local supermarket 15 km
Nearest train station (Thiviers) 20 km
Nearest airport (Limoges) 77 km

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr