

Fabulous renovated stone house, perfect setting on a 3000m plot, 2 bedrooms, swimming pool, total privacy.



INFORMATION

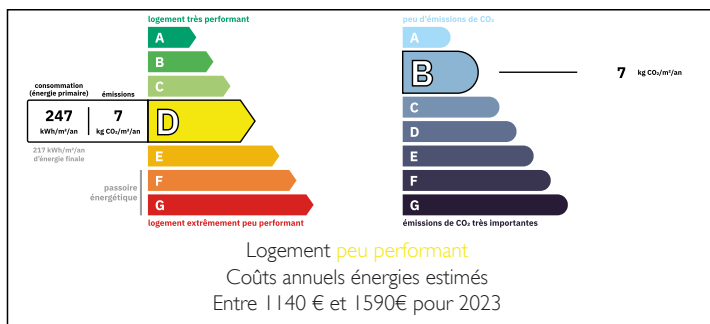
Town:	Saint-Martial-d'Albarède
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	100 m2
Plot Size:	3193 m2



IN BRIEF

No expense has been spared on renovating this delightful house, from the modern kitchen with quality appliances, stylish double glazing, a designer woodburner, to the modern electric heaters, you can just move straight in! Cosy in the winter but perfect for summer living with several terraces for outdoor entertaining, lawns, shady areas under the trees, and of course the swimming pool.

ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière:	692 EUR
Taxe habitation:	EUR

NOTES

DESCRIPTION

Situated on a quiet country lane electric gates open up onto a large plot, fully fenced, and with plenty of parking. The property is surrounded by open countryside and woods, in an elevated position, with access to many footpaths.

GARDEN LEVEL

Entrance hall (7m²), wooden floor, ceiling fan, stone walls, woodburner.

Office / spare bedroom (7m²), stone walls, carpeted floor.

Bedroom (11m²), double aspect, wooden floor.

Bathroom (8m²), bath, washbasin, heated towel rail, walk-in wardrobe

Separate WC.

Utility room (10m²), plumbing for washing machine, shelving, hot water tank (installed 2020)

Cellar (18m²), concrete floor, light and sockets, insulated.

Stairs up to kitchen and lounge -

GROUND FLOOR

Kitchen (14m²), newly fitted kitchen with an excellent range of wall and floor units, and appliances including oven, hob, extractor fan and dishwasher, and large American style free-standing fridge/freezer. Breakfast bar. Wooden floor. Stone walls. Door to garden. Stairs to wooden terrace (8m²) overlooking garden, totally private.

Lounge (26m²), exposed beams, stone walls, feature fireplace with double-faced modern woodburner that also faces onto the entrance hall. Two electric