

Beautiful stone property with ample space to have separate family accommodation in the adjoining annexes.



INFORMATION

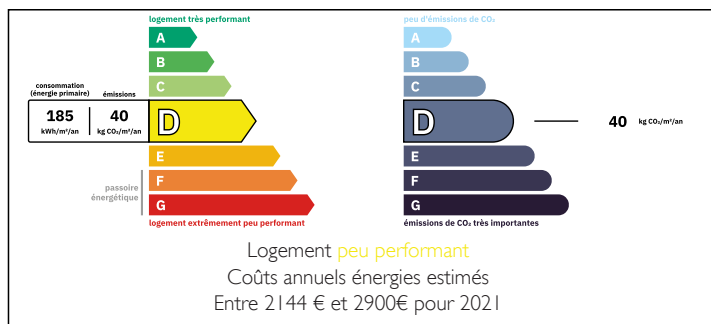
Town:	Sigoulès-et-Flaugeac
Department:	Dordogne
Bed:	7
Bath:	6
Floor:	310 m2
Plot Size:	11645 m2



IN BRIEF

This beautiful stone property is composed of:
The main 4 bedroom house, 1 annexe with open plan kitchen/living area, showerroom and one bedroom on first floor mezzanine, and a second annexe with open plan kitchen/dining room, separate living room, bathroom and upstairs 2 bedrooms, and a showerroom.
Perfect for having gites, guest houses or several generations of families living together. All with the added bonus of a saltwater heated 10 x 5m 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:	2599 EUR
Taxe habitation:	EUR

NOTES

DESCRIPTION

The light airy main property of approx. 140m² consists of a good size entrance hall with its storage cupboard, toilet and shower room (12 m²).

The living/dining room with its insert fireplace and views overlooking the terrace and garden (41 m²) is a relaxing place to be with its tiled floor, underfloor heating, beams and exposed stone walls.

The practical office area (10 m²), leads to the boiler room.

The kitchen (12 m²) which was renovated in 2016 is fully fitted and overlooks the garden.

The master bedroom on the ground floor with fully fitted wardrobes has a beautifully modern shower room and separate WC (27 m²), and tiled floors.

The laundry/boiler room (26 m²) houses the Buderus boiler with its hot water tank, sink, connection for washing machine,

On the 1st floor :

The landing has ample storage space and window overlooking the garden in front (13m²) and leads to a family bathroom (4.7 m²). Separate WC (1m²) and 3 further bedrooms.

Second bedroom (15 m²) has a view into the garden.

The Third bedroom (11m²) and Fourth bedrooms (13m²) still retain their beautiful original wooden flooring in excellent condition.

The attic (42 m²) is accessed from the landing, and could potentially be a 5th bedroom/playroom as ample head height if renovated.

The one bedroom guesthouse of approx. 70m² has a lovely open plan

living room/dining/ kitchen area (43m²) with underfloor heating and tiled floor.

A hallway leads to a shower room and WC

On the first floor there is...