

Stone house in the heart of the Black Périgord, swimming pool, stunning view



## INFORMATION

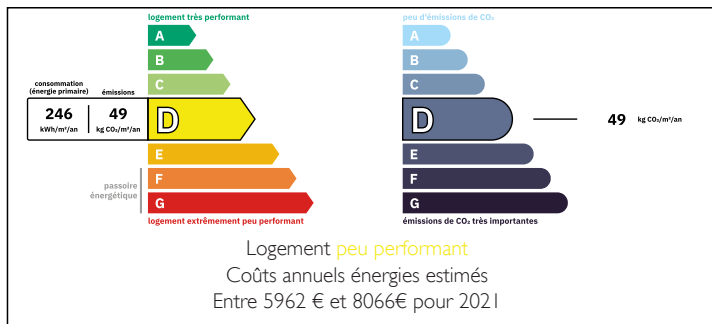
Town:	Saint-Félix-de-Reillac-et-Morémart
Department:	Dordogne
Bed:	5
Bath:	3
Floor:	262 m2
Plot Size:	11 945 m2

## IN BRIEF

In a buccolic landscape, just at the beginning of a little country road you'll find this magnificent stone house with a stunning view. It used to be a mayor's house with 5 bedrooms and 3 bathrooms, also many authentic elements such as high ceilings and parquet floors in the living room and office. A spacious kitchen with pantry to properly spoil your family and friends. Pleasant shady terrace and cooling swimming pool with pool house. The mature garden provides the necessary privacy. The outbuilding offers possibilities for extra rooms or gite.



## 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.



## DESCRIPTION

L-shaped house Dimension aprox.

Ground floor

Kitchen: 36m<sup>2</sup>

laundry room: 11m<sup>2</sup>

dining room: 14m<sup>2</sup>

Entrance + corridor: 22m<sup>2</sup>

Cloakroom and toilet: 5m<sup>2</sup>

Office: 13m<sup>2</sup>

Living room: 32 m<sup>2</sup>

Garage: 33m<sup>2</sup>

1st Floor

Bedroom 1: 24.5m<sup>2</sup> + Shower room 8.5m<sup>2</sup>

Bedroom 2: 13.5 m<sup>2</sup>

Bedroom 3: 13m<sup>2</sup>

Bedroom 4: 9.5m<sup>2</sup>

Bedroom 5: 7.5m<sup>2</sup>

2 shower rooms: 6.5 and 4.5m<sup>2</sup>

Swimming pool: 10 x 5

Poolhouse

Workshop: 10 x 5

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

## LOCAL TAXES

Taxe foncière: 1957 EUR

Taxe habitation: EUR

## NOTES