

Stone Hamlet property with Gite in the heart of the Dordogne Countryside

EXCLUSIVE



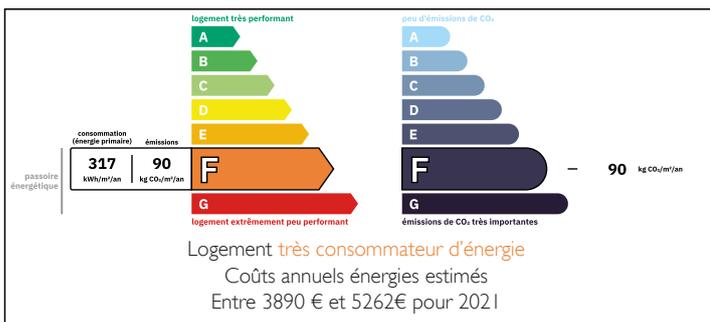
INFORMATION

Town:	Abjat-sur-Bandiat
Department:	Dordogne
Bed:	7
Bath:	3
Floor:	159 m ²
Plot Size:	3905 m ²

IN BRIEF

This beautifully farmhouse blends authentic charm with modern comfort. The main house includes 5 bedrooms, a spacious farmhouse kitchen, and elegant living areas. It is ideal for a large family, hosting guests or running a hospitality business. It adjoins a converted barn with a spectacular 50 m² entertaining space and a two-level stone remise with fireplace and bedroom. A separate 'Petite Maison' offers additional guest or rental accommodation. The property includes oil-fired central heating, gardens and countryside views. Located close to amenities and just 50 minutes from Limoges Airport.

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

This gorgeous property has many original features, and has had some beautiful renovations, including extending the living space into the attached barn, and remise beyond.

It comes with an equally characterful 'Petite Maison' which would make an ideal Gite rental, or permanent rental should you so wish. It would also provide accommodation to friends & family coming to stay, or for living with you full time - but with real independence.

The main farmhouse has been run as a Chambre D'Hotes (B&B) in the past, and is ideally suited, with 4 large bedrooms upstairs, and with a 5th bedroom in a separate area downstairs for the proprietors to maintain privacy.

The Farmhouse:

The kitchen, has traditional French doors that open out onto the front courtyard area allowing for a lot of light. This is your typical French Farmhouse kitchen complete with large dining table and wood burner.

The Dining Room / Lounge, is equally grand, it has French Patio doors to the front of the property, and it even has it's own little cocktail piano-bar that opens out onto the stunning views at the rear of the house.

Moving Upstairs, there are 4 large bedrooms leading off a good sized hallway. All the bedrooms are tastefully decorated and in keeping with the character of the farmhouse.

There is a bathroom and a separate WC at the end of the hallway, and opposite there is a good sized linen cupboard / store room - Perfect...

LOCAL TAXES

Taxe habitation: EUR

NOTES