

3 bedroomed hamlet property with large attached barn and swimming pool with stunning countryside views



INFORMATION

Town:	Abjat-sur-Bandiat
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	84 m2
Plot Size:	1073 m2

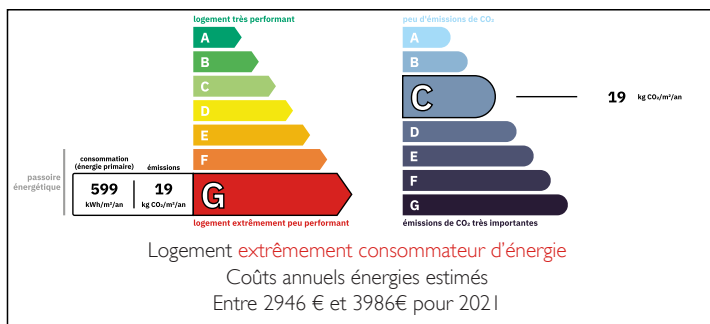


IN BRIEF

Situated in the heart of the countryside this beautiful property offers great potential to either increase the living space, create some gites, or enjoy the large attached barn as a big workshop.

Abjat-sur-Bandiat is a picturesque village located in the northern Dordogne, at the heart of the Périgord-Limousin Regional Natural Park. Known for its rural charm, forests, and rivers, it offers a peaceful setting ideal for nature lovers. The village features local shops, a friendly bar-restaurant, and hiking trails that allow residents to fully enjoy the surrounding natural beauty. Abjat-sur-Bandiat is perfect for those seeking an authentic Dordogne lifestyle while remaining just minutes from essential amenities.

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:	811 EUR
Taxe habitation:	EUR

NOTES

DESCRIPTION

You enter the property directly into the open plan Kitchen / Lounge. The Kitchen (12.25m²) has a range of fitted cupboards and room for a washing machine, dishwasher, fridge etc... and a small table. The window overlooks the back garden on one side and the open countryside to the otherside.

The lounge (24.4m²) is a lovely light room again over looking the back garden. It has a log burning stove in the chimney place. To the rear of the Lounge is the first bedroom (14.76m). There is also a downstairs WC and shower room with sink and shower.

Upstairs you will find 3 rooms all currently used as bedrooms (12.19m², 9.9m² and 6m² floor space).

The property is mostly double glazed. It has electric radiators and the log burner for heating.

The property has a lovely veranda stretching all the way along the back of the house. Perfect for an under cover seating area and outdoor dining area. There are steps down to the swimming pool (installed in 2016) which is 10x5m and a salt water pool. It has an electric pool cover..

There is large wooden summer house at the end of the garden and a pump house for the pool.

Attached to the garden is a large barn (approx 100m²) with a new roof. The floor has been concreted. Subject to planning permission you could perhaps create some Gites or use this space to...