

Fabulously renovated hamlet property with Main House, Gîtes, Pool and nice country view.



## INFORMATION

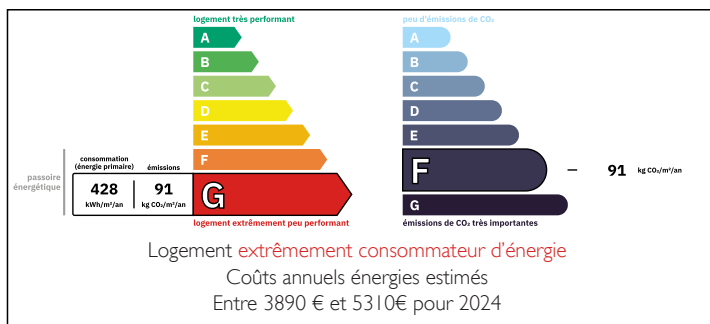
Town:	Marcillac-Saint-Quentin
Department:	Dordogne
Bed:	6
Bath:	5
Floor:	343 m2
Plot Size:	2392 m2



## IN BRIEF

This stunning property is only 10' drive away from Sarlat and consists of an inviting, stylish and authentic main house (roof in Lauze), with country-kitchen, lightfull dining-room, office, bar, living room with library, bedroom with ensuite and dressing; a wine-cellar; an atelier with guest-commodities; a stylish guesthouse with 3 bedrooms, a lovely 2 story appartement with one bedroom; a sauna with relaxation-room, an authentic bread-oven; a fitnessroom near the private pool; a magnificent garden with nice country view, 2 separate gated entrances, garage and parkinglot. All this in a nice stress-free Perigourdine hamlet.

## 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

All measurements are aprox. and in m2

- Maison de Maitre consists of:

Kitchen: 11

Hall, Dining : 27

Toilet: 1.2

Office: 14

Bar: 3.5

Living room: 37

Bedroom 12

Walk-in closet: 7

Bathroom: 3

Toilet: 1.2

Wine cellar : 17

Storage cellar : 18

- A room of 14 with a mezzanine of 6, shower + toilet + storage of 7.5

- Technical room: 9 Viessmann heater

- Piscine : 9,5 x 4

- Une salle de fitness : 20 donnant sur la piscine.

- Poolhouse : 3,5

- Maison d' amis consiste :

Living avec mezzanine : 23

Chambre avec salle d'eau : 15

Salle d'eau : 4

Toilet : 1,2

2 bedrooms: 13 and 9

Kitchen: 14

- Apartment of 54 consists of a living room, with an open kitchen, upstairs a bedroom with shower room.

- Sauna with relaxation room: 34

- A bread oven: 9

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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 habitation: EUR

## NOTES