

## Stunning large village property with beautiful gardens, 2nd house, barns ...



## INFORMATION

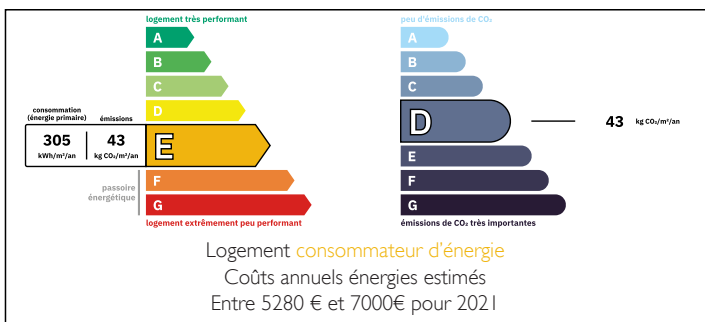
Town:	Mialet
Department:	Dordogne
Bed:	7
Bath:	5
Floor:	350 m2
Plot Size:	23042 m2

## IN BRIEF

Affectionately known as the chateaux of Mialet this is a fantastic opportunity to purchase a stunning property in the popular village of Mialet in the North Dordogne



## 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 property has undergone many changes over the years and offers various options to the next owner. You could either use the main house as one large house or use part of the house as your living space and part as a Gite or Apartment. There is also the separate house which could be rented out or kept for when family and friends visit.

The property is situated on the edge of the village and within walking distance to the centre. When you arrive at the property you enter via the front door into an entrance hall which then leads through to the dining room (29.65m<sup>2</sup>). This room overlooks the back garden and is nice and bright and airy with a large window and glazed double doors.

To the right is the sitting room / lounge (54m<sup>2</sup>) which again is a nice bright room and has windows to 2 sides. There is a large ornate fireplace. To the corner is access to the turret. This can then be accessed on the 1st floor and from the attic.

The kitchen is situated after the dining room and could do with being refreshed in preparation for all the cooking and entertaining that could be done in this house. Again this overlooks the back of the house.

Underneath you will find a vaulted cellar and the oil fuelled central heating boiler.

Upstairs there is a large landing. From here you will...

## LOCAL TAXES

**Taxe foncière: 3480 EUR**

**Taxe habitation: EUR**

## NOTES