

UNDER OFFER Glorious property with gite in the heart of the Dordogne, specious and full of character.



## INFORMATION

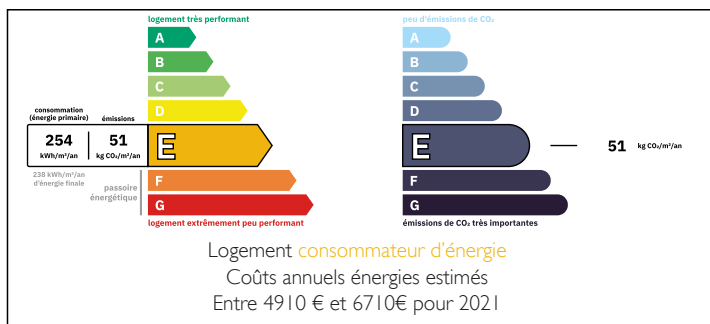
Town:	Rudeau-Ladosse
Department:	Dordogne
Bed:	5
Bath:	3
Floor:	380 m2
Plot Size:	541 m2

## IN BRIEF

This enchanting property is majestic in every way. It has not only many original features, but the workmanship over the years is of top notch quality. There are in fact two houses that interconnect but are kept separate for the practical reason of renting the smaller part out as a gite. They both look upon the stunning courtyard, each with their own private terrace. Down the lane is a barn in tip top condition with plenty of room to park and keep garden tools.



## 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:** 1421 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

One enters the main property either from the stately front or through the courtyard garden. There are plenty of ornate curved french windowed doors which let in an abundance of light. The high ceilings throughout give a sense of grandeur and space.

The entire property is full of period features which have been lovingly looked after.

The main house is spread over 3 floors. Downstairs starts with a roomy entryway ((12,3m2) a grand salon (32,4m2) with a massive fireplace over which is a huge mezzanine. A new fitted kitchen installed in 2022, a laundry room and w.c. complete downstairs. Up the majestic oak steps brings you an office/artist space which follows round to a colossal bedroom with balcony bed, stained glass window and another jaw-dropping fireplace. This room has its own ensuite up some steps with an italian shower, wc and a huge walk in closet.

Here you can really imagine being royalty. This room has its own pretty terrace where you can enjoy your morning libation in the sunshine. From a different set of steps, you will discover two nice size bedrooms, and a large bathroom and w.c.

You enter the gite from the little sun trap of a terrace directly into a large fitted kitchen/dining area. To the right is a large salon with chimney and a secret entrance to the wine cellar. One double bedroom and a family bath complete the gite. Both properties are interconnected...