

Périgourdine house, barn and superb views in charming environment close to the Dordogne valley.

EXCLUSIVE



INFORMATION

Town:	Saint-Chamassy
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	150 m2
Plot Size:	4112 m2

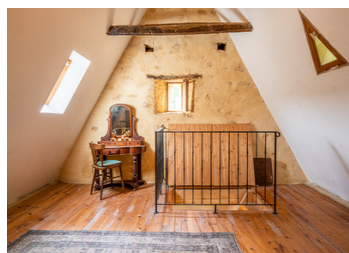
IN BRIEF

Just a few minutes from Le Bugue and all amenities, this charming Périgourdine stone house is set in a beautiful environment within a small, quiet hamlet, with no overlooking neighbours and superb, unobstructed views.

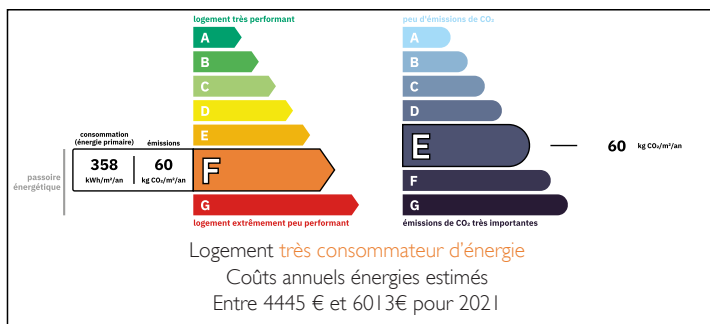
The house boasts spacious rooms (high ceilings) and three bedrooms, two of which are on the ground floor. Its current -somehow contemporary- decor gives it a refined, minimalist feel.

The exterior is divided into three terraces around the buildings that are easily accessible from each other, providing plenty of space to enjoy the property at different times of day.

An above-ground swimming pool and wooden barn complete this attractive property.



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

GROUND FLOOR

Kitchen/dining room 32m²

Salon 24m²

Bedroom one 17m²

Bathroom 13m²

Bedroom two 12m²

FIRST FLOOR

Hallway 14m²

Bedroom three 20m²

Bathroom 14m²

EXTRAS

Wooden barn / séchoir à tabac 60m²

Above-ground swimming pool 7x3.5m

Front terrace 25m² / Rear covered terrace 10m²

Attic 12m²

Cellar 17m²

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 629 EUR

Taxe habitation: EUR

NOTES