

Beautiful stone property with downstairs bedroom, large pool and easily maintained, private garden.



## INFORMATION

Town:	Montcaret
Department:	Dordogne
Bed:	3
Bath:	3
Floor:	245.43 m2
Plot Size:	933 m2

## IN BRIEF

Beautiful stone property in a tiny hamlet with countryside views and a lovely, easily maintained garden with a large pool.

This beautiful home has lots of character with beams, stone fireplaces and exposed stone walls.

There is a fabulous full height master bedroom on the ground floor with an en-suite bathroom. Upstairs there are two large double bedrooms, one with en-suite. Both can be accessed independently from stair cases at each end of the house. One of the bedrooms is en-suite.

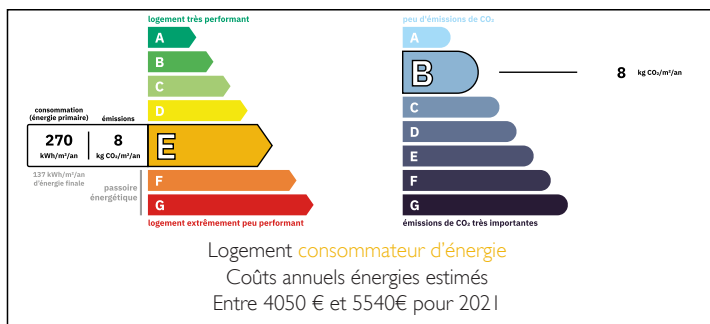
Downstairs there is a separate salon with woodburner and a spiral staircase to the bedroom above. There is a spacious utility room and a downstairs bathroom & WC.

The kitchen has an island unit and sitting area and a beautiful stone fireplace with wood burner and patio doors to the terrace.

There is a dining room with a snug and...



## ENERGY - DPE



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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 habitation: EUR

## NOTES

## DESCRIPTION

### Ground floor

Kitchen & open-plan family living area; double aspect, wood burner (33.50 m<sup>2</sup>)

Dining room and sitting area / snug, (36.85 m<sup>2</sup>) with stairs up to first floor and patio doors to the terrace. Spacious understairs cupboard.

Bedroom (37.64 m<sup>2</sup>)

En-suite shower room (4.09 m<sup>2</sup>)

Utility room with patio doors to the terrace (10.12 m<sup>2</sup>)

Bathroom with bath, WC and washbasin (6.24 m<sup>2</sup>)

Sitting room with patio doors (24.68 m<sup>2</sup>) and spiral staircase to a first floor bedroom

### First floor

Upper hall with sitting area (11.76 m<sup>2</sup>) and view down to dining area

Bedroom 2 (47.67 m<sup>2</sup>) with character beams, carpet and a low door giving access to bedroom 3, this can be closed off

En-suite with shower enclosure, WC and wash-basin (5.74 m<sup>2</sup>)

Bedroom 3 (27.14 m<sup>2</sup>) with character beams, carpet and spiral staircase to downstairs salon

### Outside

Covered terrace with dining and sitting areas

Large pool with Roman steps

Garden laid to gravel with pots, trees and shrubs

Different sitting areas to admire the countryside views

Adjoining outbuilding with pool equipment and storage

Note; the hedge is due to be cut in September

### Location

The property is set in a small hamlet and the garden and pool are not overlooked.

The bastide town of Sainte-Foy-la-Grande is 14km and has all commerce, restaurants and an award winning weekly market.

The riverside town of Castillon-la-Bataille is 10km away and has commerce, restaurants and hosts a