

Wonderful detached village house, spacious and light, basement and garage & garden. Village location -Dordogne

EXCLUSIVE

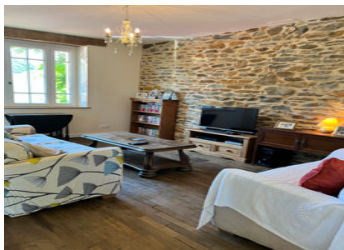


INFORMATION

Town:	Sarrazac
Department:	Dordogne
Bed:	4
Bath:	1
Floor:	164 m2
Plot Size:	1292 m2

IN BRIEF

An incredibly spacious detached village property with good sized fully enclosed garden. Surrounded by beautiful countryside with many walking trails, the property is within easy access to all amenities and Limoges airport is reached in under an hour.

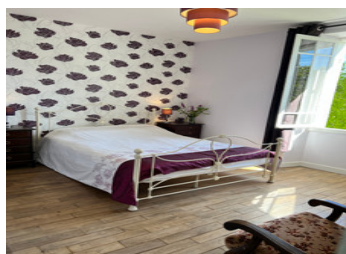


ENERGY - DPE

DPE not required.

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: **863 EUR**

Taxe habitation: **EUR**

NOTES

DESCRIPTION

This property is in a great condition throughout and benefits from mains drainage, spacious luminous living areas with large dual aspect windows, a huge loft area which could be a conversion project and a garden level basement garage/workshop.

There is no fixed form of heating at the property.

HOUSE 164m2 habitable

GROUND FLOOR

Entrance hall - 13,77m2 (3,13m x 4,4m) wood floor, staircase to 1st floor and staircase to basement/garden level.

Kitchen/dining room - 25,58m2 (3,51m x 7,29m) fitted kitchen with a range of base and wall units, island, dual aspect windows)

Lounge - 18,19m2 (4,97m x 3,66m) front aspect, wood floor, exposed stone wall

Dining room - 14,09m2 (4,49m x 3,21m) front aspect, wood floor, beams

Utility room with Separate WC - 11,78m2 (3,22m x 3,66m) rear aspect, wood floor, exposed stone wall.

FIRST FLOOR

Landing - 9,79m2 (8,16m x 1,2m) wood floor, side aspect window

Office - 9,17m2 (3,49m x 2,63m) wood floor, front aspect, staircase to loft

Bedroom 1 - 22,50m2 (6,99m x 3,22m) wood floor, rear aspect, dual windows, fireplace

Bedroom 2 - 11,93m2 (3,45m x 3,46m) wood floor, front aspect

Bedroom 3 - 9,39m2 (2,46m x 3,82m) wood floor, front aspect

Bedroom 4 - 12,63m2 (3,19m x 3,96m) wood floor, rear aspect

Bathroom - 5,99m2 (2,18m x 2,75m) standalone bath, shower cubicle, wc, hand basin, tiled flooring, side aspect)

SECOND FLOOR 90m2 floor area

Loft - ripe for conversion, dual aspect windows, oak flooring