

Charming, character stone house with pool built in 1997 in the style with open beams.



INFORMATION

Town:	Le Fleix
Department:	Dordogne
Bed:	4
Bath:	3
Floor:	167 m2
Plot Size:	3711 m2

IN BRIEF

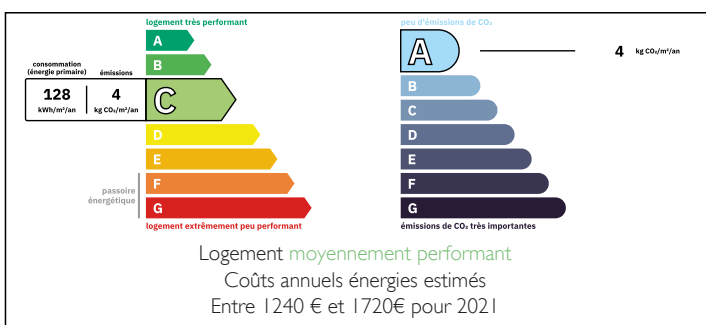
Nestled in a pretty and peaceful location on the outskirts of a lively village with all local amenities.

This characterful, yet recently built Perigordian house has plenty to offer as either a family home, holiday home but also offers some business potential for those looking to have a gîte or a couple of B&B rooms.

Built over two levels this lovely house comprises 3 bedrooms and 2 bathrooms as well as a large kitchen dining room with stone walls and exposed beams and conservatory overlooking the rear garden.

There is also a self contained studio in the garden, with summer kitchen and shaded terrace.

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

Upon entering this house from the rear garden you will find:

Conservatory approx : 32.3m2 Pellet stove installed 1 year ago also have reversable air conditioning unit.

Utility room : approx 11m2

Kitchen /Dining room approx 27m2 single electric oven , hob and extractor

Ground floor bedroom : approx 11.5m2

Fitted wardrobes and window overlooking the pool

Bathroom approx: 6m2 with jacuzzi bath 2 built in large cupboards

Separate W.C. 1.3m2

Lounge approx: 20m2

Half timbered wall and staircase to mezzanine.

Mezanine Level : Currently used as an office space. Exposed beams and stonework.

Bedroom approx : 7.5 m2

Built in wardrobes window overlooking pool.

Bedroom approx : 7.5m2

Bathroom approx 4.6 m2

Outside Studio approx : 12.5m2

Two single fold down beds with built in wardrobes

Bathroom approx: 3.5.m2

Walk in shower with, W.C. and handbasin.

Large covered terrace with summer kitchen. has reversable air conditioning unit.