

Superbly renovated property over three levels with three bedrooms just a minutes walk from the village centre.



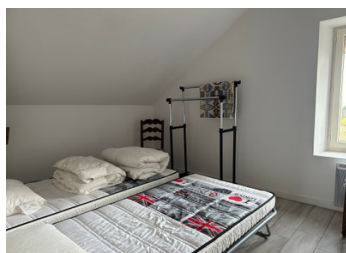
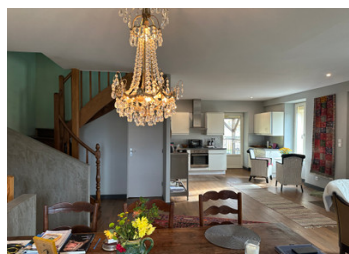
INFORMATION

Town:	Mialet
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	118 m2
Plot Size:	548 m2

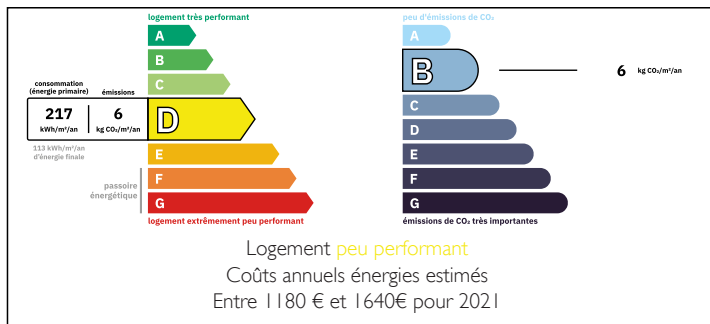
IN BRIEF

This property has been nicely renovated over the years with double glazing and solar powered electric shutters and is well decorated throughout. Just 150 meters from the village amenities including the bakery, butchers, village store, hairdressers and a bar. This house, arranged over three floors, is in the sous-sol style with mainly garage space and a office or extra bedroom on the ground floor, the living space on the first floor, and bedrooms on the second floor.

It would make an ideal holiday home, with the leisure lake just 1km away, and is ready to move straight in to.



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:

Entering through the GARAGE (25m²) which has an electric door, and a window looking out onto the garden. To the rear, you find a CAVE (5m²) which is naturally very cool and ideal for wine or pantry storage. A corridor from the garage leads to an OFFICE (11m²) with a window for natural light and double French doors. You could transform this into a ground-floor guest bedroom if required. Then, you find a long CUPBOARD (5m²) which houses the hot water tank and has plumbing in place for the washing machine.

First floor: This can be accessed either from the ground floor inside, or via its main entrance and the exterior steps to the front of the property.

You enter into a large open-plan LIVING ROOM (55m²) with a functioning chimney with insert and windows to three sides, and a separate WC (1.4m²). A modern and light room with three separate "areas" – a lounge, dining area and modern fitted kitchen. This is complete with a hob, oven and a dishwasher. From here, you can step out onto the covered terrace, which offers a lovely view of the garden and countryside beyond – a great breakfast spot. Inside behind the kitchen, you have a PANTRY (4.5m²) which also has plumbing for the washing machine, but makes a great space for extra food storage and household items.

Second Floor:

Upstairs on the second floor, via the original staircase, you have two BEDROOMS (9m² & 9m²) which share...

LOCAL TAXES

Taxe habitation: EUR

NOTES