

House with versatile spacious accommodation sitting in its own grounds with a large barn & panoramic views

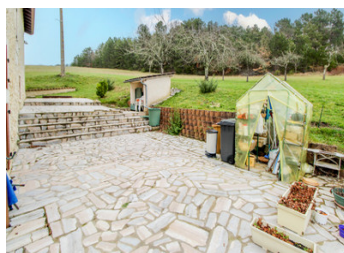


INFORMATION

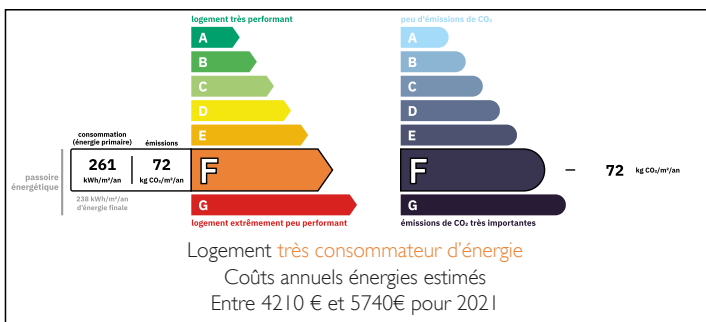
Town:	Grand-Brassac
Department:	Dordogne
Bed:	5
Bath:	3
Floor:	220 m2
Plot Size:	25263 m2

IN BRIEF

Viewing is essential to appreciate this property. Sitting in just over 2.5 Hectares of land is this individually built detached property with versatile accommodation over 2 floors plus a large accessible loft space. In addition there are 3 separate outdoor terraces to enjoy the magnificent views of the surrounding countryside, a long private access road and a large barn in excellent order with 4 separate chambers.



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

Enter the property to a spacious hallway 20.6m² with access to a grand sitting room 41m² which has dual aspect french doors on to 2 of the outdoor terraces and a fireplace with log burner at one end. Opposite the sitting room is a dining kitchen 25m² with a range of modern fitted units and french doors on to the front terrace. Behind the kitchen is the boiler room 6m² which houses a fuel boiler. Midway through the entrance hall is a staircase leading to the first floor. Behind the sitting room is a room currently used as a tv/reading room 13m² but could easily convert to a ground floor bedroom as it faces the ground floor shower room 7.10m² with separate WC 2m².

To the first floor are 5 double bedrooms. Bedroom 1 9m² has dual aspect windows, bedroom 2 16m² has fitted wardrobes, bedroom 3 16m², Bedroom 4 17.5m² and bedroom 5 11.5m². There are bathrooms at either end of the landing 5m² & 4m² and a separate WC 3m².

Outside there is a large barn in good order with 4 separate chambers measuring 380m² in total. The property has its own access road and enjoys panoramic views all around.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES