

House in a pretty Dordogne village with fabulous character features garden and swimming pool



INFORMATION

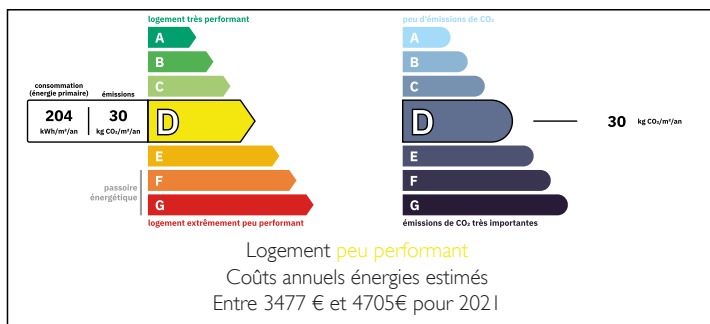
Town:	Bourg-des-Maisons
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	194 m2
Plot Size:	0 m2



IN BRIEF

A spacious stone house in the heart of a pretty Dordogne village with plenty of character features to enjoy. A quirky layout offers very versatile accommodation which would suit a number of different buying types. The most has been made of the space to create some grand rooms and some smaller cosy spaces to enjoy. There is a pretty courtyard style enclosed garden and then a further much larger piece of land full of mature trees and shrubs and a 10 x 5 m swimming pool for hours of summer fun.

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 this property in to a large well lit room (19m²) with feature stone fire place and stairs leading to the first floor , kitchen having a range of fitted base and wall units and a pantry (20.5m²), Dining room (12.5m²), snug with feature stone fire place (4.35m²), Summer Sitting room (19m²), Utility Room, (8m²), Shower Room with WC (5m²) & Cave (9m²).

On reaching the first floor you will find yourself in a large well lit room with access to the loft space (22m²) perfect as a reading room/library, Bedroom 1 with stone fireplace (25m²), bedroom 2 (16m²), bedroom 3(12.5m²) occasional bedroom 4(6m²), Bathroom with 3 piece suite and shower over the bath (7m²), shower room with large walk in shower, basin & WC (4.5m²) & internal hallway with cupboard (3.5m²).

The second floor loft space is accessible by a drop down ladder.

To the front of the property is a pretty enclosed courtyard garden with some mature shrubbery and a storage shed. The small rear garden is accessed from the rear kitchen door. Over a small chemin and also enclosed and gated is a large private piece of land with many established trees and shrubs providing privacy and calm, here you will find a 10x5 meter swimming pool with modern plastic domed cover and a pool house.

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