

Furnished Stone farmhouse with chalet/gite, swimming pool and magnificent views 11km from St Foy La Grande



INFORMATION

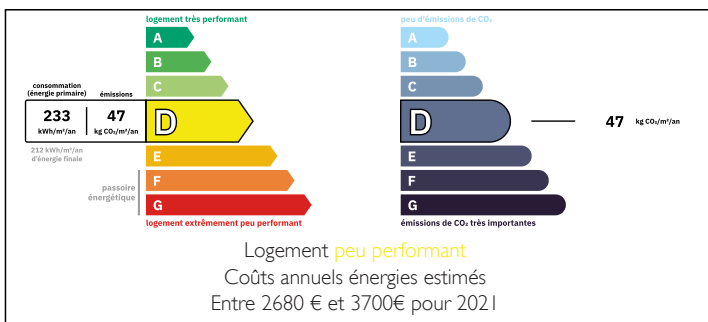
Town:	Saint-Quentin-de-Caplong
Department:	Gironde
Bed:	4
Bath:	2
Floor:	205 m2
Plot Size:	7429 m2

IN BRIEF

Charming stone farmhouse, sold fully furnished, situated in a peaceful setting with views over the surrounding countryside. The house has 4/5 bedrooms, 2 bathrooms, a spacious living room with woodburning stove, and office. Outside the garden is easy to maintain with mature trees, a swimming pool, a one bedroom chalet/gite and a car port. St Foy La Grande is only 11km away and Bergerac 34km



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.



LOCAL TAXES

Taxe foncière: 794 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The property is approached via a small country road surrounded by vineyards.

The house benefits from double glazing throughout, oil fired central heating and access to fibre internet;

THE GROUND FLOOR

- * Entrance Hall (29.12 m²) with tiled floor
- * Guest toilet with handbasin (2.10 m²)
- * Utility Room (10.81 m²)

From the entrance hall 3 small steps up into the spacious living room/ kitchen.

- * Living Room with fitted kitchen area (50.85 m²) terra cota tiled floor, fully fitted and equipped kitchen, wood burning stove and french doors opening onto the terrace and swimming pool

- * Office (21.69 m²) with tiled floor and french doors to garden

Three little steps down to bedroom area

- * Corridor (4.28 m²) with fitted wardrobes
- * Boiler Room
- * Small shower and WC
- * Bathroom (8.85 m²) with bath, shower, handbasins
- * Bedroom 1 (14 m²) with fitted wardrobe and french doors to the garden
- * Bedroom 2 (15 m²) with french doors to garden

FIRST FLOOR

- * Landing (29.17 m²)
- * Bedroom 3 (24.47 m²)
- * Bedroom 4 (14.24 m²)

CHALET (30 m²)- SEPARATE GUEST ACCOMODATION

Offering the potential of rental income the separate accommodation comprises of a sitting room with a kitchen area, one bedroom and a bathroom with WC

Car Port and Workshop (44 m²)

OUTSIDE

A beautiful and fully fenced garden with mature