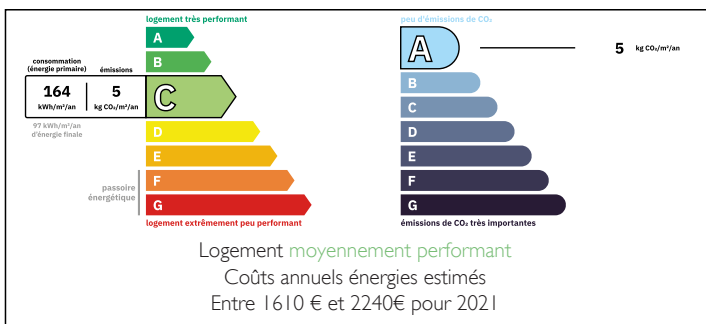


Stone house with a modern extension, 17 hectares of woods and fields, swimming pool and outhouses to renovate

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	La Bachellerie
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	200 m2
Plot Size:	170000 m2

IN BRIEF

An old stone perigordien house which has been extended to give large, light, open plan living of 195m². Three bedrooms, large kitchen/dinner/sitting room (50m²), office (24m²), dressing area and a large, light space currently used as a studio (42m²) to display the owners art. The house has a cellar and aérothermal heating plus a log burner. There is a swimming pool (12mx5m) and a number of outbuildings to renovate/finish. Two of the buildings are in wood and one is in brick. The land measures 17 hectares and is a mixture of open fields and woods. There is a raised vegetable garden.

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

This property really is a nature lovers delight. If you enjoy walking, mountain biking or horse riding, this property is for you. It consists of 17 hectares of land which has not been touched by pesticides for many years. There is a combination of woods and pasture and the views are uninterrupted and of open countryside. The property feels very private and yet is not isolated as it has good transport links and is just 4km from two market towns with all amenities such as schools, banks etc. The original house is stone built but has been tastefully extended to give light, airy, open plan living. There are 3 bedrooms 13m², 13m², 18m², one on the ground floor, a dressing area 7m², a bathroom 6.5m², shower room 3m², and a separate wc 0.25m². There is also an office 24m², a large open plan sitting/dining/kitchen area of 50m² where you find the log burner and a glass roof with electric blinds. There is a cave or cellar. A large open plan airy space completes the living space with a second glass roof complete with electric blinds. This is currently used to display the owners' sculptures, 42m². Outside is a large building currently used as an art studio of about 75m² a garage. There are also 3 houses to renovate/finish. Two of these are in wood and are located on the private drive as you approach the house and the third is in brick. The...

LOCAL TAXES

Taxe foncière: 1651 EUR

Taxe habitation: EUR

NOTES