

## SALE AGREED



## INFORMATION

Town:	Mialet
Department:	Dordogne
Bed:	6
Bath:	2
Floor:	161 m2
Plot Size:	612 m2

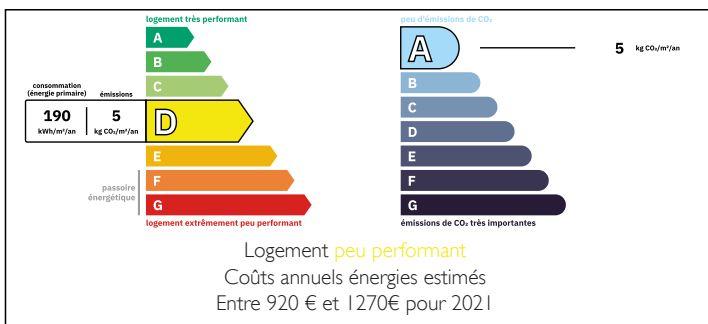
## IN BRIEF

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Close to the centre of a thriving village, this lovely spacious home boasts stunning rear views that provide a tranquil backdrop to the comfort within. The bright lounge offers a cool retreat in the summer, and with the wood-burning stove lit, a cosy family space perfect for the cooler months. The large kitchen diner is the heart of the home with ample space for family meals and gatherings. Sliding glass doors lead to a raised terrace that overlooks the landscaped garden and the countryside beyond. The landscaped garden is adorned with flowers and has a path intertwined with a running stream, as well as an above ground pool and an area ideal for growing produce. On the first and second floors of the house, 6 bedrooms offer fantastic flexibility, allowing space for a large family, guest accommodation,...

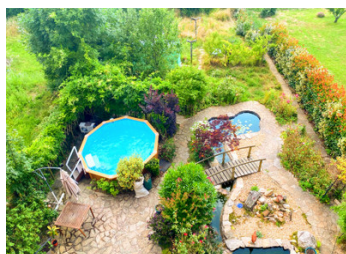


## ENERGY - DPE



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 habitation: EUR

## NOTES

## DESCRIPTION

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Situated in the centre of Mialet, a lively village in the north of the Dordogne, just 45km from Limoges International airport, and 6km from the nearest mainline railway station in La Coquille. All daily amenities are within walking distance, including a school, grocery store, cafe, post office, bakery, bar and a butcher. There is a small market every Tuesday morning.

This lovely property has wooden floors throughout. All windows are double glazed with shutters, most of which are electric. Central heating is fed by a back boiler fitted to the wood-burning stove in the lounge.

Enter via a covered porch on the side of the house. The wide hallway leads to the lounge, the kitchen and a shower room. A staircase leads to the upper floors and a door leads down to the cellar.

### LOUNGE (4,7m x 4,6m = 21,6m<sup>2</sup>)

To the right is a big light airy lounge which also has a doorway out to the front of the property. There is a wood-burning stove with a back boiler which provides the central heating.

### KITCHEN-DINER (3,5m x 7m = 24,5m<sup>2</sup>)

To the left is the kitchen-dining room. The kitchen is fitted with cabinets on 3 sides and a sink under the window looks out to the back garden. Large glass doors opening out onto a decked balcony with steps down to the back garden.

### SHOWER ROOM (1,9m x 1,9m = 3,6m<sup>2</sup>)

Fitted with a walk-in shower, wall hung toilet and a wash basin.

### FIRST FLOOR BEDROOMS

On the first floor, there...