

Under Offer Gorgeous house with 3 bedrooms, barn and large beautiful garden, walking distance from Teyjat.



INFORMATION

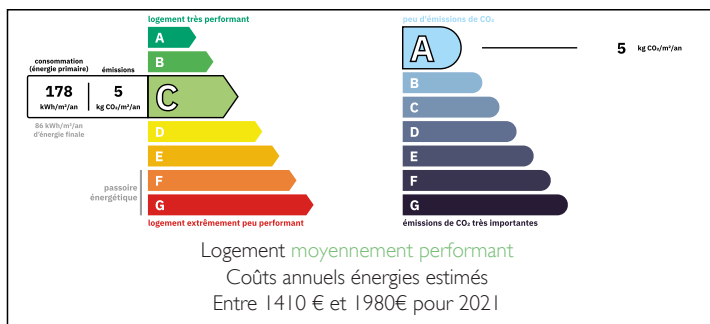
Town:	Teyjat
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	137.79 m2
Plot Size:	2703 m2

IN BRIEF

This is a must visit property with delightful grounds 15kms from Nontron and 41kms from Angouleme - great location. The 90m² grange has been beautifully constructed with a pétanque pitch the other side. Breathtaking views, Terrace, lawn, large gravelled parking area and a potting shed - land divided into gardens, orchard and copse. The property benefits from a C energy rating with electric underfloor heating.

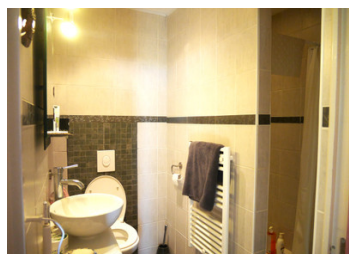


ENERGY - DPE



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

Choice on entrances - going in from the terrace to the double aspect Kitchen 30m² fitted with base and wall units a 900mm gas range, exposed beams, tiled floor and an island with units and dishwasher. Fireplace with wood burning stove. leading to Large Utility room 10m² with work surfaces and a pantry 9m²- Wood store/storage 9m² concrete floor with mezzanine over utility room.

Moving on through the house to the Sitting room 27m² : again exposed beams and underfloor heating, another fireplace with wood burning stove. Bureau 5m², Cloakroom 2m² WC. Bespoke oak staircase to first floor - oak flooring throughout.

Master bedroom 30m² double aspect with exposed oak beams , fireplace, en suite shower room and a walk-in wardrobe. Second bedroom 14m² (au sol) double aspect and Third bedroom 10m² (au sol). Family bathroom 8m² fully tiled : bath and walk in shower.

Terrace 64m² with metal abri and bamboo.

Recently re-built stone Barn 90m² : concrete floor (could convert to 2-storey accommodation with permission - water and electricity separate.

Double glazed and on Main drainage!

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