

*****SOLD***** Charming, detached, converted barn with modern comforts and lovely view in quiet hamlet

EXCLUSIVE



INFORMATION

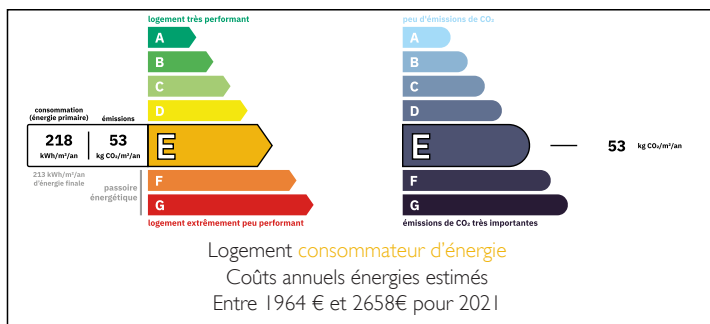
Town:	Coutures
Department:	Dordogne
Bed:	1
Bath:	2
Floor:	150 m2
Plot Size:	1092 m2

IN BRIEF

This property is a lovely, detached, converted stone barn that makes a super family home or holiday home. A guest bedroom is easily provided in the spacious reception area. A door can be closed to separate this area and one bathroom from the main bedroom and second bathroom for extra comfort. The attached garden has a gorgeous open view of the surrounding land and there are 2 terraces on which to relax. The property is in an attractive village about a 5 minute drive from Verteillac or La Tour Blanche and 15 minutes from Ribérac, where you will find all the amenities for day-to-day life. The property is less than an hour from Angoulême with its high speed trains to Paris or Bordeaux. Périgueux, the region's administrative capital, is also less than an hour by car. Bergerac airport...



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

Ground floor:

Reception area (52.9m²)

Access to terrace with electric canopy

Bedroom: (14.5m²)

Door to garden

Wooden floor

Bathroom 1: (5.5m²)

WC, shower, whb, electric towel rail, tiled floor, partially tiled walls

Bathroom 2: (6.5m²)

WC, bath, whb, electric towel rail

Tiled floor, partially tiled walls, plumbed for washing machine.

Upstairs:

Kitchen / Dining: 36m²

Well-equipped with fridge, stove, dishwasher to be included

Wooden beams and floor, exposed stone walls

Built as a mezzanine – wooden railings overlooking downstairs

Other side of mezzanine (stairs divide the upstairs, mezzanine areas)

Living Room: 29m²

Wood burner

Access to garden

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LOCAL TAXES

Taxe foncière: 937 EUR

Taxe habitation: EUR

NOTES