

Pretty stone house with 3 bedrooms and a studio situated in peaceful location yet close to amenities.



INFORMATION

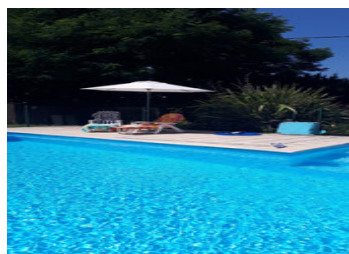
Town:	Minzac
Department:	Dordogne
Bed:	3
Bath:	3
Floor:	170 m2
Plot Size:	1284 m2

IN BRIEF

This pretty stone house is situated in a small hamlet in the countryside between Castillon la Bataille and Villefranche de Lonchat and close to all amenities. The main house offers 3 bedrooms, 2 of the bedrooms are ground floor, one has an ensuite shower room and there is also a family bathroom. Upstairs you will find a storage room which could be converted into additional accommodation. There is also a large master bedroom with en-suite shower room and a lovely roof terrace.

There is a large studio apartment with a well-equipped kitchen that has been used in the past as a gîte. This space is extremely flexible and could be used as a workshop, home office or additional space for family and friends!

Outside there are pretty gardens, a large covered terrace and a fully...



ENERGY - DPE

DPE not required.

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

Main house:

Salon/Kitchen 49m²

Upon entering the house you will find yourself in a large open planned salon/Kitchen with a new kitchen that was fitted in 2020 and houses 2 ovens, 1 of which is an oven/microwave, 5 point induction hob and extractor. There is plenty of worktop space and storage. Also in this large space there is a woodburner. The room has high ceilings and large windows.

Bedroom 1 Approx: 11.2m² with window to side of the house

Bedroom 2 Approx: 16m² with shower and WC

Bathroom Approx: 3.65m² with shower and WC

First Floor:

Attic Approx: 24m² with possibility for conversion

Master Bedroom Approx: 18m² with ensuite shower room approx 4.5m² and roof terrace approx 22m²

Outside there are gardens, terraces and a large 9 x 5 Swimming pool which had a new liner in 2019.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES