

Lovely stone property with pool in Cunèges, a desirable country village close to Sigoules and Bergerac.

## EXCLUSIVE



## INFORMATION

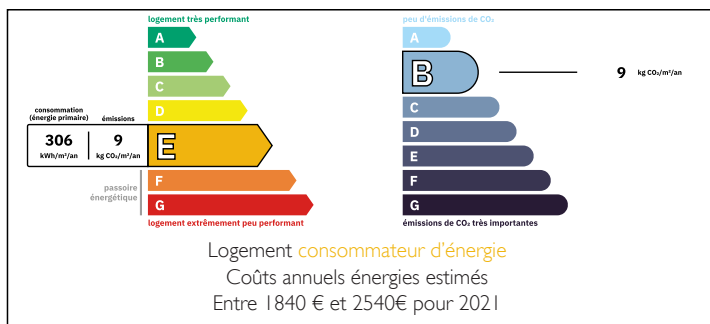
Town:	Cunèges
Department:	Dordogne
Bed:	3
Bath:	3
Floor:	139.48 m2
Plot Size:	2594 m2

## IN BRIEF

This 3 bed pool property is in a small village yet only 5 mins to schools, shops and services in Sigoules. Gardonne with its train station is only 7 mins away. Bergerac, its airport and train station are 20 minutes away.



## 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

This charming stone house has been a family holiday home and the owners have enjoyed happy times here. You can see that it has been lovingly cared for over the years. The modernisation included the kitchen and veranda dining area, and new shower room and upgrades to existing bathrooms. A terrace adorns the back of the house from which to enjoy the long summer evenings and the beautiful sunsets. Bursting with character and original features the accommodation comprises -

### Main House

Living Room (36m<sup>2</sup>)— magnificent room with exposed stone and beams, fireplace.

Kitchen/diner (35 m<sup>2</sup>) with fireplace, and veranda doors to terrace. Light airy and very well thought out.

Small office area (4m<sup>2</sup>), through to Showerroom and WC (4m<sup>2</sup>) ideal after being in the swimming pool.

From the salon, a beautiful quarter turn staircase leads up to Bedroom3 (12m<sup>2</sup>) with its own separate WC and sink (2.2m<sup>2</sup>)

Another beautiful wooden staircase from living room leads down to a hallway and bedrooms 1 and 2, both with en-suite shower rooms.

Bedroom 1 (19 m<sup>2</sup>) has direct access to front garden and ensuite shower room (9 m<sup>2</sup>) with shower, toilet, and double handbasins.

Bedroom 2 (11 m<sup>2</sup>) with ensuite shower room, sink and WC (2.8m<sup>2</sup>). Gite/Annexe – to be renovated Room 1 (8 m<sup>2</sup>) Room 2 with sink (11m<sup>2</sup>) Bathroom (10m<sup>2</sup>) OUTSIDE Land of 2594 m<sup>2</sup>, backs onto fields, mature trees & Swimming pool, with heat pump, chlorine filtration, and fencing.

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Information about risks to which this property is...