

## Immaculate and stylish character property



## INFORMATION

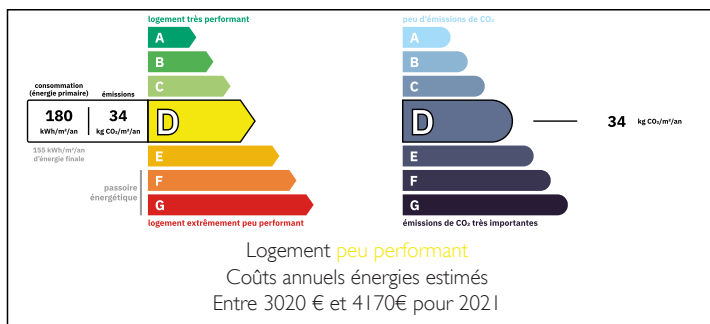
Town:	La
Department:	Rochebeaucourt-et-Argentine Dordogne
Bed:	4
Bath:	4
Floor:	180 m2
Plot Size:	500 m2

## IN BRIEF

Rare opportunity to purchase a house of such quality. Imposing Maison de Maitre style property with a walled garden, courtyard, riverside, beautifully appointed. The rooms have been decorated with such taste and style. using quality local stone and flooring. Maison du Pont is a beautiful family home.

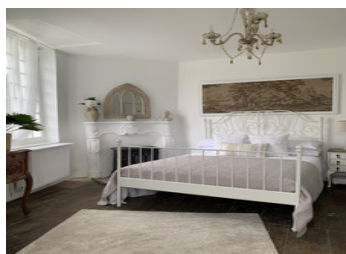


## ENERGY - DPE



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

Stunning Maison de Maître, set in a private walled courtyard overlooking the Château de La Rochebeaucourt. Ground floor comprises of an Impressive entrance into a bright and elegant reception hallway, leading into a large living/dining room with a wood burner stove and gracious stone fireplace.

Fully equipped kitchen and utility room with private WC.

First floor comprises of 4 ensuite bedrooms, and a central landing. All rooms have kept their original features, all bathrooms have wc and shower units. Excellent quality throughout this property. Further more, behind the village church is a private walled garden of 500 M2 which has a petanque pitch, a log cabin, and a vegetable patch

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

## LOCAL TAXES

**Taxe foncière: 1548 EUR**

**Taxe habitation: EUR**

## NOTES