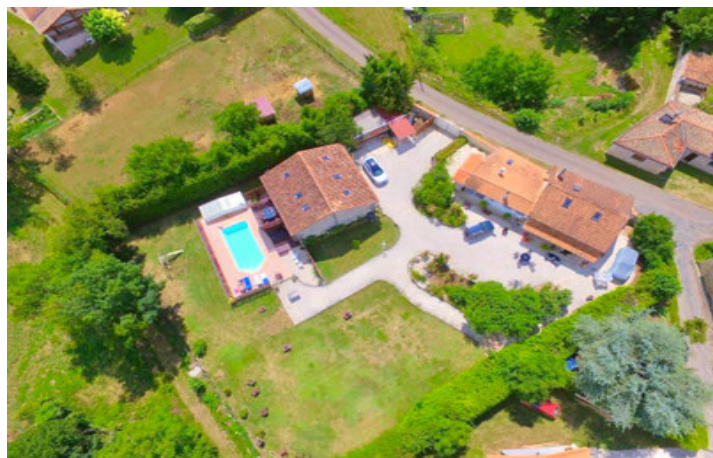


Charming house with gîte, swimming pool and views over the countryside



INFORMATION

Town:	Mareuil
Department:	Dordogne
Bed:	4
Bath:	4
Floor:	165 m2
Plot Size:	2122 m2

IN BRIEF

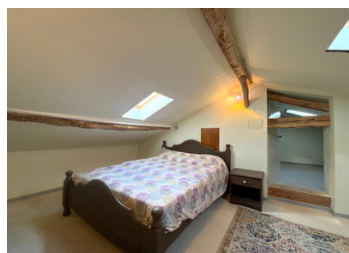
An exclusive opportunity to discover this delightful stone house and its gîte, located in a small village in the Dordogne, just 25 minutes from Angoulême TGV station and close to the tourist attractions of Brantôme, Aubeterre and Mareuil.

The main house comprises a living room, a dining room opening onto the garden, 2 bedrooms and 2 shower rooms.

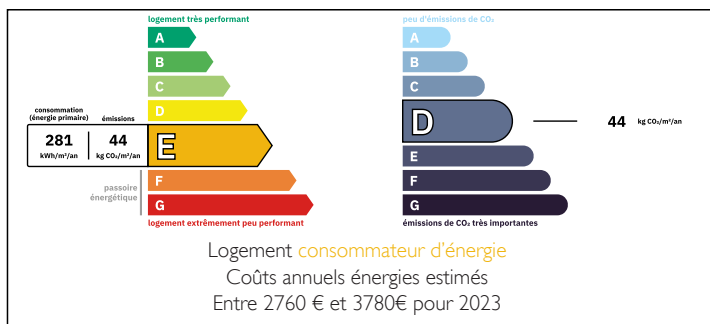
The former barn has been converted into a gîte, and is set back from the main house. It offers a large living room of 55 m² and 2 bedrooms with their own shower room and WC.

There is a large garage of over 100 m² and a saltwater swimming pool of 8m x 4m.

The grounds of over 2,000 m², fully enclosed and not overlooked, offer charming views over the



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 foncière: 1 600 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This property enjoys a privileged location: just 25 minutes from Angoulême TGV station, less than 2 hours from Bordeaux and Limoges airports, and close to the Dordogne's charming and renowned tourist villages, such as Brantôme, Aubeterre and Mareuil.

Situated in a hamlet, it offers a peaceful setting with a bakery and restaurants within walking distance, and stunning views over the rolling countryside.

The main stone house comprises on the ground floor:

- An entrance hall leading to a fitted kitchen of approx. 13 m² and a dining room of 14 m² with wood-burning stove and picture windows overlooking the garden
- A spacious 26 m² lounge overlooking the garden
- A bedroom with en-suite shower room
- WC

Upstairs, the landing leads to a second bedroom with en suite shower room.

The gîte, set back from the main house, is on the first floor of the old barn. It comprises a vast 55 m² living room with exposed beams and parquet flooring, two bedrooms of around 10 m² each, each with its own shower room and WC.

A pleasant 14 m² wooden terrace overlooks the swimming pool and barbecue area, offering superb views over the countryside.

The grounds of over 2000 m² are enclosed and not overlooked, and include a large garage of over 100 m² and a garden shed.

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