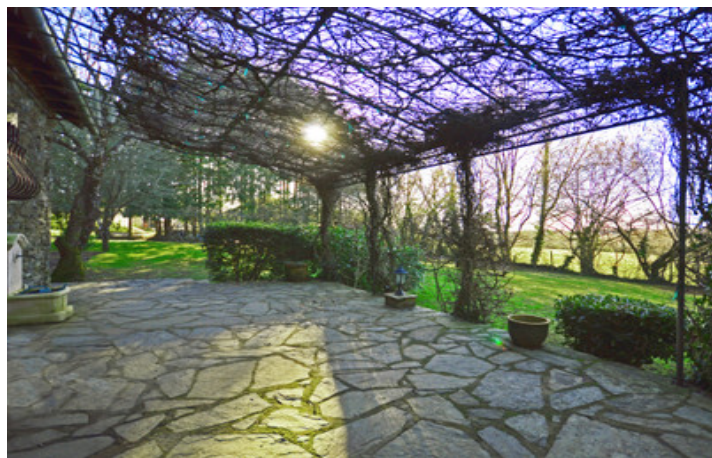


An ancient stone property that is renovated with a beautiful terrace, garden and views

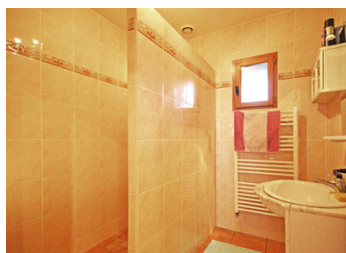
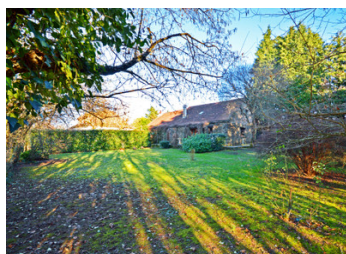


## INFORMATION

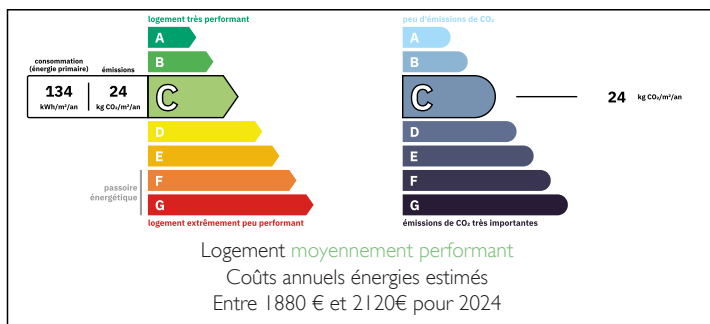
Town:	Lanouaille
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	141.5 m2
Plot Size:	1481 m2

## IN BRIEF

A 4 bedroom property that was already on the cadastre Napoléon of 1812 and dates from at least the 18th century, has been very neatly refurbished with maximum utility and comfort in mind. The ground floor rooms are orientated so that their French doors open onto a fabulous terrace, with views over a garden and fields beyond towards the western sunset. There is also a minimal design wooden outbuilding that forms a garage, garden workshop and a summer kitchen!



## 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

Large open plan kitchen/living room/dining room with a stone fireplace and insert wood burner

Old kitchen with large original stone fireplace

Utility room with boiler

1st bedroom with French door onto the terrace

Washroom with shower and washbasin

W/c

2nd bedroom

Bathroom with bath and washbasin

### 1st floor

3rd bedroom

Washroom with shower

W/c

4th bedroom

Storeroom

### Outside

Wooden outbuilding house a garage, workshop and a summer kitchen

Garden shed

Terrace and garden facing west

### Amenities

Local shop 4 minutes by car

Local supermarket 4 minutes

SNCF train station 22 minutes

Airport (Brive) 1 hour

-----

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

## LOCAL TAXES

**Taxe foncière: 580 EUR**

**Taxe habitation: EUR**

## NOTES