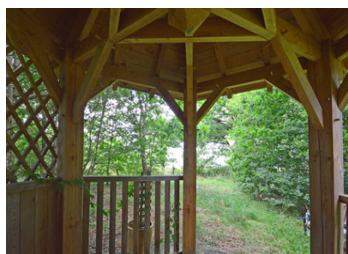


A secluded country house with large barn and pool, and large garden in a quiet setting

EXCLUSIVE



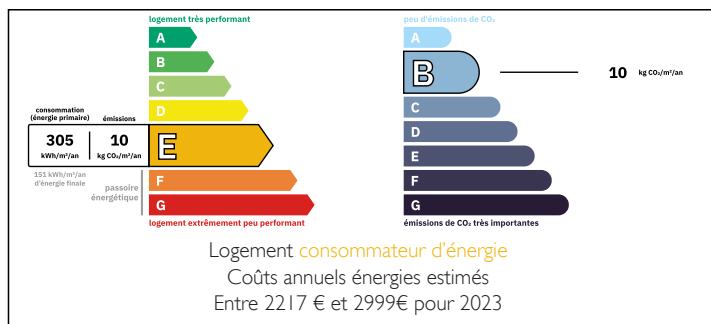
INFORMATION

Town:	Savignac-Lédrier
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	136 m2
Plot Size:	6800 m2

IN BRIEF

A pretty, unpretentious property and former farm that has been well established on its own land for many years with lovely proportions, verandas and a huge and luminous open plan sitting/kitchen/dining room with its double French doors opening onto a terrace, garden and pool in the summertime, and its large classical fireplace and double glazing throughout for the winter. The garden is teeming with wildlife attracted to this quiet setting and so a wonderful oasis for those who love to spend evenings watching nature from the property's terraces and windows.

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

House, ground floor :-

Huge, luminous well equipped kitchen/dining/sitting room with two large double French doors, large fireplace and wood burner and floor tiling throughout 42 m²

Old sitting room/library with large fireplace and wood burner door opening onto a veranda 21 m²

Large bathroom tiled throughout and beautifully designed with tiled bath exterior, tiled shower cabin, Washbasin and w/c 6 m²

1st bedroom with two windows, one overlooking the garden the other a stunning view across the fields, fitted wardrobe 10 m²

1st floor

Large landing exposed roof beams 12 m²

Washroom with w/c and washbasin exposed roof beams 3 m²

2nd bedroom with gable window facing a stunning view over fields and hills, exposed roof beams 12 m²

3rd bedroom with gable window overlooking the garden, exposed beams 11 m²

Part of the garden is fenced for dogs.

Cellar

Double glazing throughout

Electric radiators

Outside

Recent swimming pool 4 x 8 m² chlorine with heat pump power system.

Large outside sitting/dining terrace outside kitchen/sitting room and beside the pool

Covered veranda running alongside the main house structure and overlooking the garden

Large barn with stunning roof timbers 110 m²

Well with a water pump

Hexagonal pavilion with a tiled roof for reading, eating, music etc

Amenities

Local village shops, small supermarket and restaurants 5 minutes by car