

Beautiful large stone property with 5 bedrooms, 3 bathrooms and a lovely garden with well, and large barns.



## INFORMATION

Town:	Saint-Paul-Lizonne
Department:	Dordogne
Bed:	5
Bath:	3
Floor:	264 m <sup>2</sup>
Plot Size:	2379 m <sup>2</sup>



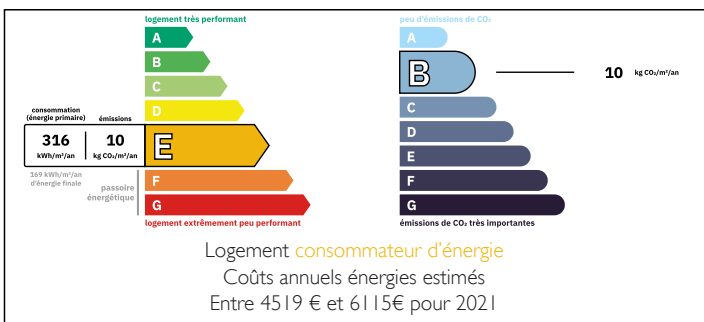
## IN BRIEF

Beautiful spacious property, comprising of on the ground floor the kitchen a utility room, a lounge with wood burner, a dining room and a downstairs bedroom and shower room and WC. From the main lounge, a staircase leads up to the master bedroom with its en-suite bath/shower room, and another small staircase leads up to a bedroom and a lounge/TV room (originally a bedroom with plenty of space to add an en-suite shower room).

Next to the kitchen are 2 rooms used as offices by the owners, and upstairs there is a bedroom with an open plan shower room and separate WC, this part of the house was originally a 2nd house before the property was converted into a large family home, allowing these rooms to be easily used as a chambre d'hôte or gîte if desired.

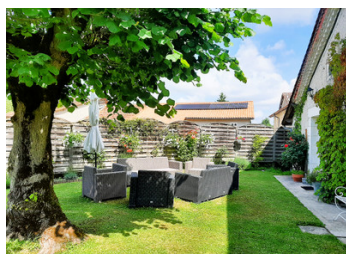
Outside...

## 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

The property in greater detail :-

Downstairs -

Kitchen - 14.35 m<sup>2</sup>

Utility room - 5.95 m<sup>2</sup>

Dining room - 23.30 m<sup>2</sup>

Living room - 36.50 m<sup>2</sup>

Hall - 4.85 m<sup>2</sup>

Bedroom - 25.75 m<sup>2</sup>

Shower room - 5.05 m<sup>2</sup>

Office 1 - 15.95 m<sup>2</sup>

Office 2 - 15.40 m<sup>2</sup>.

Upstairs -

Bedroom with shower and sink - 16.40 m<sup>2</sup>

WC - 1.60 m<sup>2</sup>

Bedroom - 29.50 m<sup>2</sup>

En-suite bath/shower room 7.65 m<sup>2</sup>

Bedroom - 15.80 m<sup>2</sup>

Hall - 2.00 m<sup>2</sup>

Living/tv room - 33.60 m<sup>2</sup>.

Outside -

Barn 1 - 37.80 m<sup>2</sup>

Barn 2 - 59.65 m<sup>2</sup>

Pig sty - 8.20 m<sup>2</sup>

Hangar 1 - 25 m<sup>2</sup>

Hangar 2 - 78.35 m<sup>2</sup>

Barn 3 - 70 m<sup>2</sup>.

Well and garden of 2379 m<sup>2</sup>.

## LOCAL TAXES

Taxe foncière: 1300 EUR

Taxe habitation: EUR

## NOTES

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