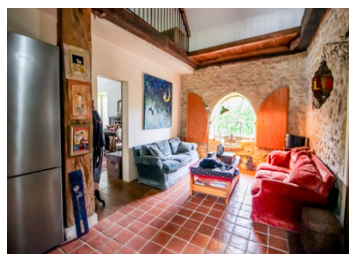


Farmhouse with 2 gîtes, barn and swimming pool



INFORMATION

Town:	Lalinde
Department:	Dordogne
Bed:	5
Bath:	3
Floor:	231 m2
Plot Size:	10000 m2

IN BRIEF

Stone farmhouse comprising a main house (3 bedrooms) and two gîtes. A barn can be converted to create a 3rd gîte.

This beautiful property is set in a private wooded area just 3 minutes from all amenities.

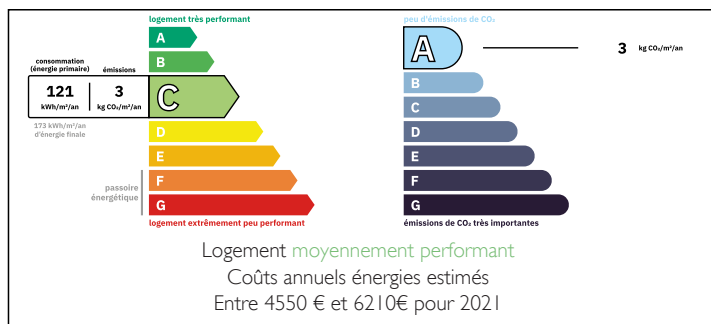
A large, sunny swimming pool will delight young and old alike.

The house and gîtes have been tastefully renovated and are not overlooked.

The estate also boasts 7000m² of woodland, a well and a garden with a wide variety of mature trees.

A beautiful place to see quickly.

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: 2300 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Beautiful longère (farmhouse) close to the town center, situated in a green cul-de-sac with two gîtes, ideal for tourism or for welcoming family and friends.

The house and 2 gîtes are adjoining, but all have independent entrances.

The barn to be converted is attached to the house on the other side and could easily be converted into a third gîte on two floors.

HOUSE 125m² living area

First floor

- Living room with large fireplace (25 m²)
- Separate toilet
- Kitchen / dining room (42 m²) with wood-burning stove
- Laundry room with shower (19 m²)
- Separate toilet (m²)
- Second living room (m²)
- Bedroom (m²)
- Study (m²)

Second floor

- Landing (m²)
- Bedroom 1 (9 m²)
- Bedroom 2 (17 m²)
- Bathroom (5 m²)

Electric inertia heating, compliant septic tank and double-glazed windows, roof in good condition.

GITE 1 - 36m² living area

comprises a living room/kitchen, 1 bedroom, shower room and WC.

GITE 2 - 45m² living area

comprises a living room/kitchen, a mezzanine for an extra bedroom, a bedroom opening onto a 40m² private courtyard, a shower room and a toilet.

Adjoining the house is a 32 m² barn in very good condition, the first floor of which could be converted.