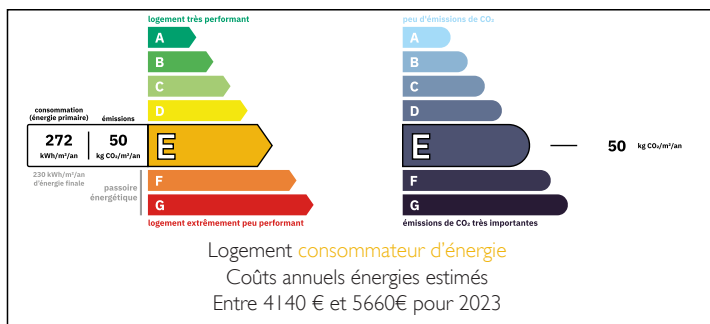


Stone house and gîte - small hamlet in the hills.

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Rouffignac-Saint-Cernin-de-Ruilhac
Department:	Dordogne
Bed:	5
Bath:	3
Floor:	170 m2
Plot Size:	4111 m2

IN BRIEF

Set of two stone houses located in the heart of a hamlet on the hills, in a peaceful setting just ten minutes from all amenities.

On the ground floor, the first house (104m²) has a large living room with open-plan kitchen and a bedroom with shower and WC. Upstairs you will find two bedrooms, a large shower room, a storage/dressing area and a separate WC.

The ground floor of the guest house (66m²) features a lovely living room with open-plan kitchen, bedroom, shower room and separate toilet. Upstairs are two more bedrooms.

The exterior features a number of landscaped areas: a beautiful pergola, tool storage (small) building, a covered terrace, a garage onto the street, gardens and a meadow, with a view!

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: 953 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

MAIN HOUSE - 104m²

GROUND FLOOR

Living room - 57m²

Bedroom with shower room - 10m²

Entrance hall - 6m²

Storeroom - 7.5m²

FIRST FLOOR

Storage room - 5.3m²

Corridor - 5m²

Bedroom - 9.7m²

Shower room / WC - 5m²

Storage cupboard - 2.2m²

WC - 1m²

Bedroom - 9m²

GITE - 66m²

GROUND FLOOR

Living room / kitchen - 31m²

Shower room / WC - 4.6m²

Bedroom - 11m²

FLOOR

Hallway - 6m²

Bedroom - 5m²

Bedroom - 8.3m²

EXTRAS

Garage - 17m² (in main house)

Boiler room - 6m² (in main house)

Pergola and garden shed

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