

Delightful three bed house, built to a high standard, with small oak barn set in large grounds

EXCLUSIVE



INFORMATION

Town:	Saint-Cernin-de-Labarde
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	113 m2
Plot Size:	8063 m2

IN BRIEF

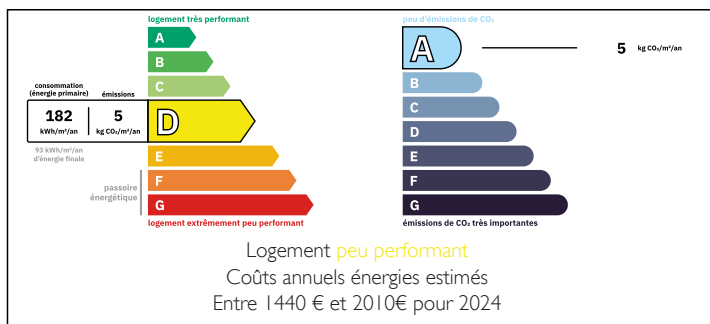
A rare opportunity to secure an excellent three bed property close to the popular bastide town of Issigeac and 10 minutes from Bergerac Airport (but not under the flightpath).

This delightful one storey house has three large bedrooms with open plan living, dining and kitchen and easy access to terraces to the front and rear. Superb artisan crafted wardrobes and the best fixtures and fittings pervade this house.

Underfloor heating throughout offers comfort all year round.

An artisan built oak garage and workshop in the garden could provide additional living accommodation (subject to change of use planning permission).

ENERGY - DPE



Set a little distance off the road, the house sits

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 house is approached from a short no-through road and set within lawns, shrubs and mature woodland. The extensive drive offers parking for several vehicles and the artisan oak garage and workshop could be re-purposed as accommodation (with permission).

An outdoor terrace gives way to the main entrance hall and the light and airy living space (4.8m x 4.1m) with dining area (4.6m x 4.0m) and kitchen (3.0m x 3.0m) beyond.

The dining area gives access directly to the large rear terrace (16.5m by 4m) with storage under.

There is a laundry and utility room (3m x 2.0m) with separate WC accessed directly from the kitchen with a storage room (4m x 3m) beyond.

The principal bedroom (6.5m x 3.4m) includes artisan built wardrobes and views over the front garden. A further two bedrooms (3.6m x 3.0m and 3.6m x 3.0m) sit either side of the family bathroom (6.8m x 2.0m) including shower cubicle, bath, sink and toilet of the highest standard.

This house has been exceptionally well-built and sits in a sought-after location. Early viewing is recommended.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES