

Beautiful energy-efficient 4-bedrooms timber-frame house in a quiet, natural setting near the Dordogne



INFORMATION

Town:	Saint-Sozy
Department:	Lot
Bed:	4
Bath:	3
Floor:	184 m ²
Plot Size:	5565 m ²



IN BRIEF

Rare in the area: a superb, eco-friendly, super-comfortable wood-frame house (DPE A/A) with 4 bedrooms and a large cathedral living room, close to a village and just 300 m from the Dordogne river (access to beaches, canoeing...).



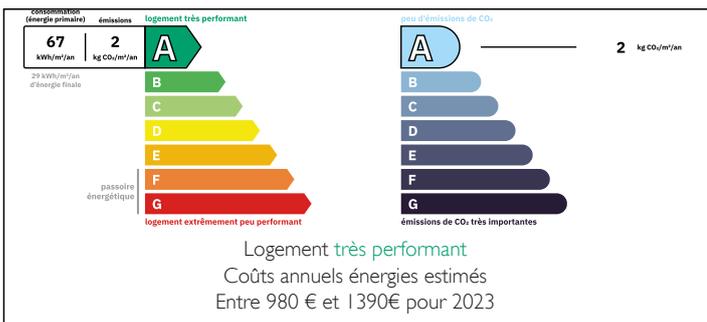
This Scandinavian-style house is ultra-well-designed, with a modern kitchen opening onto a very large cathedral living room with dining and sitting areas, and very generous volumes. On the ground floor, the master suite includes a large bedroom, shower room, dressing room and plenty of storage space.



Upstairs, a superb mezzanine opens onto three bedrooms, one of which is ensuite with balcony, and two others with storage space, dressing room...

Everything is in perfect condition, completely refurbished to a very high standard: double glazing, floors, paintwork, electricity, plumbing, kitchen, PAC

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

More details :

184 m² Scandinavian-style timber-framed house with traditional structure, comprising on ground floor : entrance with cupboard, storeroom-laundry room, fitted kitchen with central island opening onto living room, hallway, cupboard, WC; master suite with bedroom, dressing room, shower room.

Second floor: mezzanine, bedroom with shower room and balcony, hallway, study/bedroom with mezzanine, bedroom with dressing room; shower room with WC.

The house sits on 5565 m² of land, part of which is constructible, making it ideal for a garage, outbuilding or swimming pool. Well planted with fruit trees (apples, pears, walnuts, hazelnuts, cherries, plums, etc.), it has its own beech access road with big parking space.

Surfaces (approximate) :

Ground floor

- Entrance : 4 m²
- storeroom - laundry room: 6 m²
- cupboards
- Open kitchen with central island: 21 m²
- Cathedral living room: 43 m²
- Hallway with large cupboard, WC
- Master suite: 29 m² including shower room and dressing room

1st floor

- Mezzanine: 21 m²
- Bedroom 2 en suite: 20 m² (including 5.85 m² shower room)
- corridor
- Shower room-WC: 3.75
- Bedroom 3 - study with mezzanine: 7.85 m²
- Bedroom 4: 14.30 (including dressing room)

LOCAL TAXES

Taxe habitation: EUR

NOTES