

**UNDER OFFER** A stylish and handcrafted 2 bedroom property blending new modern with old & characterful.

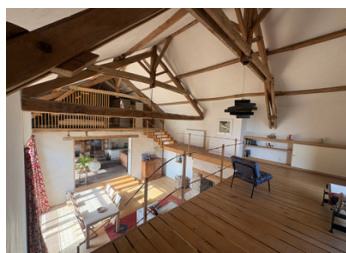


## INFORMATION

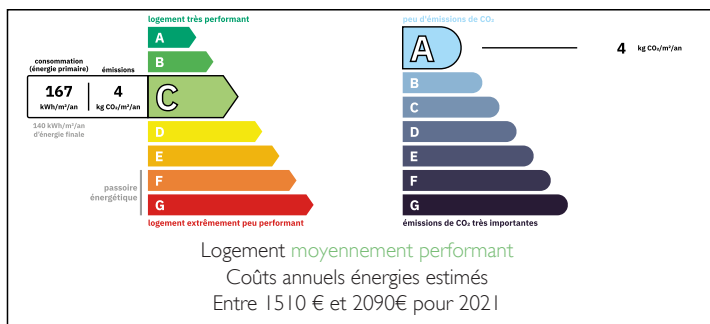
Town:	Mialet
Department:	Dordogne
Bed:	2
Bath:	2
Floor:	185 m2
Plot Size:	4450 m2

## IN BRIEF

This breathtaking modern 2 bedroom home is beautifully presented. A mezzanine bedroom and ensuite is above an open plan living/dining room. The property has a large workshop, garage, gite ready for renovation and additional outbuildings.



## 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:	1772 EUR
Taxe habitation:	EUR

## NOTES

## DESCRIPTION

Just 5 minutes from the village of Mialet. A pretty village with regular market day, butchers, bakery, bars, restaurant, shop & cafe. A short cycle from the property is the plan d'eau (leisure lake) a great spot for fishing, walking, cycling & picnics.

As you turn off the road into a private parking area for several cars you're facing a large carpentry workshop (100m<sup>2</sup>). The house is accessed from the back of the property. The main door is straight into the kitchen.

KITCHEN 4m x 6.6m (26.88m<sup>2</sup>)

A distinct log burner is a feature of this open space providing heat to the downstairs and running all the radiators of the property. The bespoke kitchen design is functional and minimalist.

Wide curved steps lead down to LOUNGE/DINER 6.72m x 8.79m (59m<sup>2</sup>)

In this stunning open plan space you notice the expanse of floor to ceiling windows. At one end of the room is a staircase up to a gallery mezzanine leading to the master bedroom, ensuite bathroom & dressing room.

BEDROOM 1 4.9m x 4.2m (21.6m<sup>2</sup>)

This unexpected designed bedroom with practical functionality leads to a bathroom and dressing room (11m<sup>2</sup>)

From the kitchen we access the old part of the house. Steps lead to a cozy LIBRARY 7m x 3.5m (24.5m<sup>2</sup>)

The overall vibe of this room is one of creativity and individuality it has many quirky storage solutions.

The SNUG 3.4m x 2.4m (8.6m<sup>2</sup>) leads to the BATHROOM 3.4 X 2.5 (8.5m<sup>2</sup>) and stairs lead to BEDROOM 2 2.6m x...