

House, with barn and pigeonier - large garden and pool - possibility to buy more land



INFORMATION

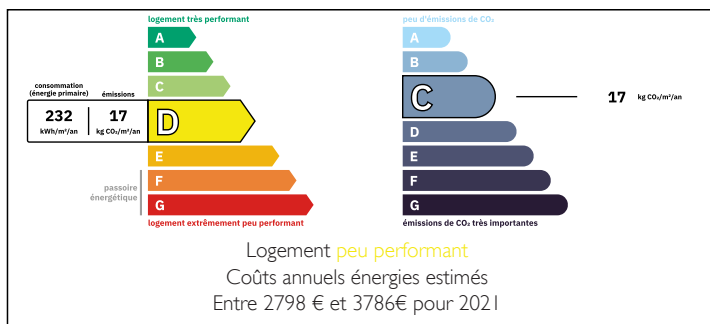
Town:	La
Department:	Rochebeaucourt-et-Argentine Dordogne
Bed:	6
Bath:	4
Floor:	240 m2
Plot Size:	13458 m2



IN BRIEF

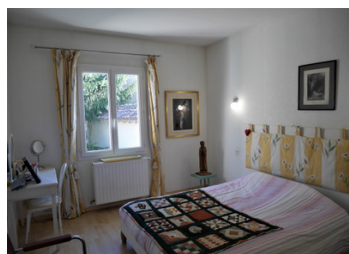
A gorgeous opportunity to invest in a large family property with courtyard and park lovingly maintained. Part of the house could easily be separated as a maison d'ami if wished. While the property is near to amenities it is wonderfully calm. An luminous extention has been cleverly integrated into the house allowing the garden to be fully enjoyed

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 habitation: EUR

NOTES

DESCRIPTION

You enter the house in the centre with stairs rising before you. Kitchen to the right 34.5m² opening onto the family room 54m² surrounded by garden and on to the pool. The boiler room is accessed from the kitchen with access to further outbuildings. To the left you have an office 15.9m² with a downstairs cloakroom and shower leading on to the sitting room with original fireplace 25.3m². Back to the stairs : first floor, to your left you have a bedroom 10.3m² with stairs leading to the insulated attic. A wide corridor brings you to bedroom2 16.9m² (over original sitting room - this is the half of the house that could be independent). Back to the stairs and turning right to bedroom 3 - 12M² with en suite bathroom - huge landing with integrated cupboards 13m² leading to 2 further bedrooms 16m² and 12m², a sewing room 7.8m², WC and a shower room. The heating is wood complimented by oil with 2 buffer tanks for hot water storage, ingenious! The courtyard houses a pigeonier, workshop and a large barn. If you are interested in a project you could contact me vis a vis another mandate with buildings and land

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