

Superbly presented 4 bed detached house with outbuildings and a good sized, garden

EXCLUSIVE

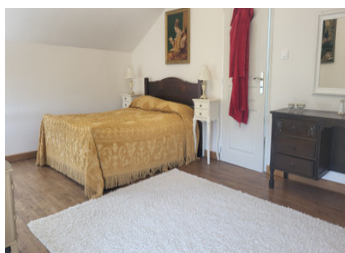


## INFORMATION

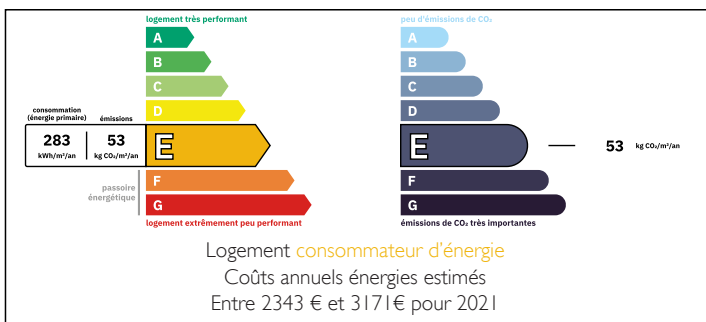
Town:	Saint-Front-la-Rivière
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	229 m2
Plot Size:	1543 m2

## IN BRIEF

A superb, deceptively spacious property in excellent order throughout. Ready to live in. In a quiet hamlet between Brantome and Nontron, where there are a variety of supermarkets, schools and restaurants. Ideal permanent home or holiday home. All rooms are a good size and are attractively presented.

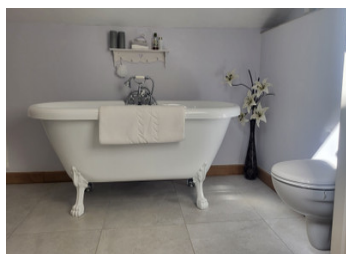
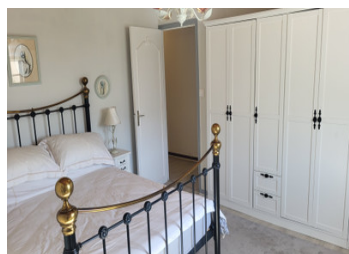
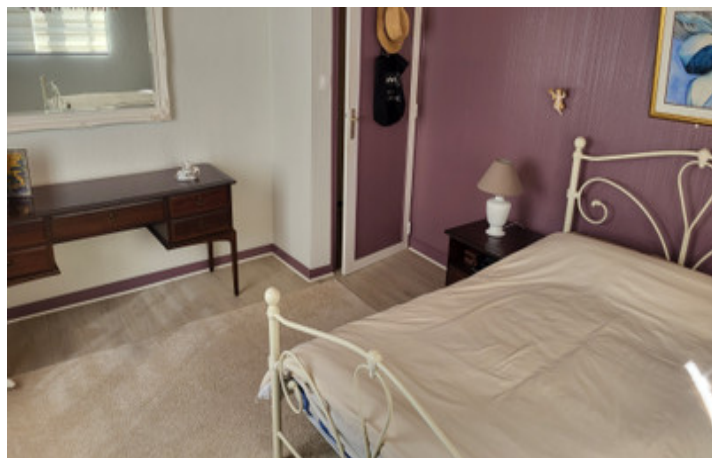


## ENERGY - DPE



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: 271 EUR

Taxe habitation: EUR

## NOTES

## DESCRIPTION

In greater detail:

Ground floor:

Kitchen: 9.2m<sup>2</sup> Attractive and practical with one half wall, on the side of the hallway, allowing for a feeling of space and making it easy to pass shopping into the kitchen or food into the dining room.

Utility: 5.9m<sup>2</sup>. Electricity and plumbing. A very useful area.

Dining Room: 17m<sup>2</sup>. Poole and wood effect laminate flooring.

Living Room: 32m<sup>2</sup>. A gorgeous room with beams, triple aspect, a door to the garden and stairs to the first floor.

Bedroom 2: 14m<sup>2</sup>. Double aspect.

Bedroom 3: 12.9m<sup>2</sup>. There is a doorway into the attached garage that has been blocked off but could easily be reopened to add an ensuite.

Bedroom 4: 10m<sup>2</sup>.

Shower Room: 4.36m<sup>2</sup>. Shower and wash hand basin.

WC: 2.1m<sup>2</sup>

First Floor:

The rooms upstairs have sloping walls. The measurements are taken of the area that is above 1.8m in height, however there is more accessible space in all these rooms than is suggested by the measurements below. In most places, the lowest height is between 1.2m and 1.4m.

Mezzanine: 3.6m<sup>2</sup>. Overlooking the living room. Solid wood floor and balustrade.

Office: 7.2m<sup>2</sup>.

Dressing-Room: 5.6m<sup>2</sup>

Master Bedroom: 7m<sup>2</sup> (This room is closer to 18.5m<sup>2</sup> if all the floor space is taken into account).

Bathroom: 2.9m<sup>2</sup> (area above 1.8m high). Freestanding bath, WC, wash hand basin, heated towel rail.

Outside:

Attached Garage: 16.3m<sup>2</sup>.

Detached Garage: 28m<sup>2</sup> plus Cool Room 8.7m<sup>2</sup>

Woodstore: 36m<sup>2</sup>