

Beautifully Appointed Newly Renovated Stone Property offering Versatile Accommodation, Huge Income Potential



## INFORMATION

Town:	Sigoulès
Department:	Dordogne
Bed:	8
Bath:	3
Floor:	395 m2
Plot Size:	1864 m2

## IN BRIEF

If you are looking for quality versatile accommodation giving you a two bedroom house with impressive kitchen diner and a four bedroom house with games room and cinema room, which can be quite easily used as a six bedroom house, along with attached two bedroom gite, in stone, surrounded by the glorious countryside of the Dordogne in a pretty hamlet with church next door, then you have found the perfect place.

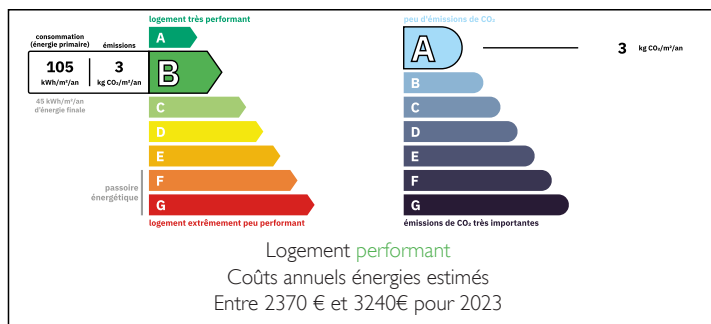
Just a three minute drive to the nearest village with supermarket, bar, restaurants etc and 20 minutes to Bergerac. Excellent golfing is nearby, along with all the tourist attractions of the Dordogne and nearby Gironde.

Much of the house features travertine floors and underfloor heating along with brand new plumbing and electrics.

Come and discover this really lovely house that is ready to be moved into, let...



## 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

Bright and airy entrance hall 4.5 x 3.4m leads you through to double aspect oak kitchen diner 7.4 x 4.2m leading directly to triple aspect living room 6.6 x 4.3m. Stairway to mezzanine level which can be used as an office or additional sleeping area. Two further bedrooms 2.8 x 3.6m and 4 x 4.5m, bathroom with separate shower, wc and basin.

Entrance hall also leads to ground floor utility/laundry room 4 x 5m with sink, plumbing for washing machine, and wc. Stairs lead to oak kitchen and seating area 8.2 x 3.3m and on to lounge/cinema room, 4.2 x 6.2m.

Bedroom 4.8 x 3.6m. Gorgeous travertine marble bathroom 4.3 x 3.9m with separate shower, wc and basin, ante room. Games room 4 x 5.5m

Bedroom 3.6 x 4.1m. Stairs from games room to two attic bedrooms and shower room. Please note these bedrooms have restricted height.

Gite has 3.3 x 3.7m entrance, modern shower room 2.4 x 2m, separate wc,

Kitchen diner 5 x 5.3m, living room 4.8 x 3, and two bedrooms off hallway, 3.4 x 3.2m and L-shaped 3.1 x 3.5m max. Small terrace to outside.

The property also has two storage areas accessed from outside 5.6 x 4.2m and 4.3 x 7.1m.

Gardens are laid to lawn and gravel, with ample parking. Above ground pool is brand new 8 x 4.2m, 1.3m deep, chlorine.

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Information about risks to which this property is exposed is available on...