

Character 3 bedroom house with swimming pool, large terraces and garden. Close to amenities.

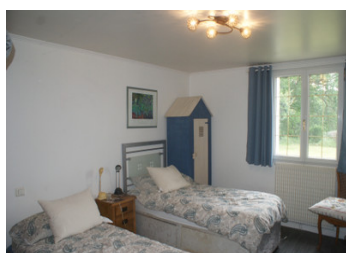
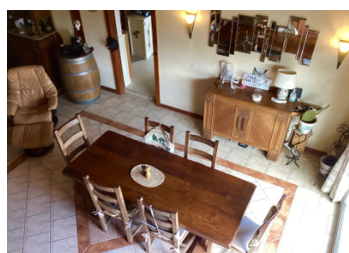


INFORMATION

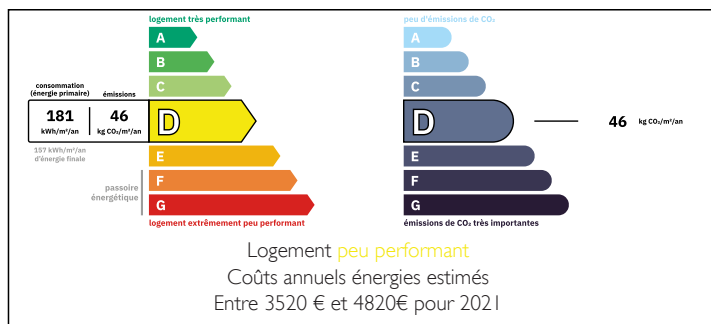
Town:	Ménesplet
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	166 m2
Plot Size:	7241 m2

IN BRIEF

Charming 3 bedroom house on edge of town offering large garden, saltwater swimming pool and potential to create further living space. Situated within walking distance of the nearest village, supermarket and bakery and close to a town offering further amenities.



ENERGY - DPE



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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

This pretty character house on the outskirts of a town offers spacious, practical living space:

On entering the house you will find:

A good-sized entrance hall leading to a light and airy country-style kitchen which has a dining area and a door leading to the outside terrace. From the kitchen, you enter directly into a large room with a partly vaulted ceiling where there is a large dining room and a cosy area around a large wood-burning stove. There is also a large lounge with a mezzanine. A hallway leads to two double bedrooms, a large family bathroom, separate toilet and utility room. Stairs lead up to the mezzanine which the current owner uses as a study/play area. This is followed by a further bedroom.

It is possible to create another bedroom and bathroom in the attic if you wish. The house has stone walls and wooden beams.

The vendor has retained the character and charm while creating a home for modern living.

Outside you will find a large garden of just over 7,000 m² (1.7 acres) which is fully enclosed right up to the gates (approximately 5,000 m²). There is also a large terrace of around 100 m², of which around 50 m² is covered, which is perfect for al fresco dining on hot summer days. The beautiful swimming pool is made of fibreglass and is salt water.

Technical:

Double glazed throughout

Insulated

Fuel heating and logburner (16KW)

Fully fenced garden

Saltwater swimming pool

Individual drainage

5,000m² of building land

Renovation potential...