

A beautifully designed octagonal eco house with outbuildings on a hillside with far reaching views



INFORMATION

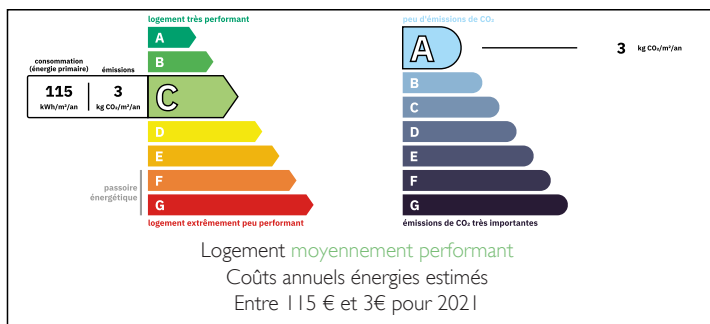
Town:	Badefols-d'Ans
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	124 m2
Plot Size:	2001 m2

IN BRIEF

A stunning and uniquely designed eco property with an open plan kitchen/sitting/dining room and vast ground to 1st floor windows to allow maximum light, the garden and the countryside view to seem part of the interior. The property is built and insulated with natural materials, with the lower level being blocks of straw covered in clay from the property and topped with thick sections of wood wool for the upper section, all skinned in Douglas fir planking. Inside is a superb 'tree' structure that supports a steel roof insulated with 40 cm of wood wool. There is a rectangular studio outbuilding with a wood burner and a washroom. A very sought after property.



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.



DESCRIPTION

Ground floor

Open plan living area with central wood burner 52 m²

1st bedroom 17 m²

Bathroom with bath washbasin and shower 6 m²

2nd bedroom 13 m²

W/c (dry loo) and utility room 6 m²

Mezzanine 30 m²

Outside

Studio with wood burner 53 m² + washroom with shower and washbasin and w/c (dry loo) 4 m²

Garden tool shed 7 m²

Garden 2001 m²

LOCAL TAXES

Taxe habitation: EUR

Amenities

Local village shops 4 minutes by car

Local supermarket 13 minutes

Nearest SNCF train station (Thenon) 23 minutes

Nearest airport (Brive) 48 minutes

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

NOTES