

Stunning village house, 4 bedrooms, 3 bathrooms. Swimming pool

EXCLUSIVE

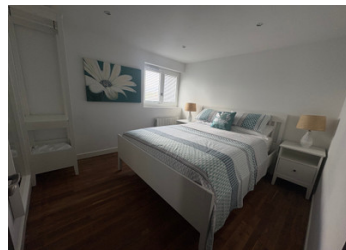


## INFORMATION

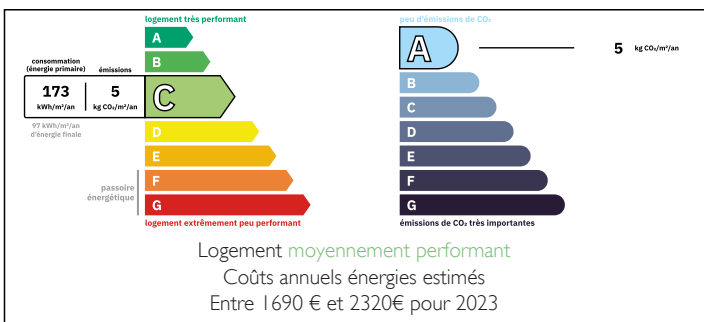
Town:	Saint-Jory-de-Chalais
Department:	Dordogne
Bed:	4
Bath:	3
Floor:	143 m2
Plot Size:	2001 m2

## IN BRIEF

This beautifully presented property is located in the centre of a quiet village. Bakery, bar & restaurants are on your doorstep. The property has been completely renovated to a high standard with a modern style. This is a "stand out" home and an early viewing is recommended.



## 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

Access to the property is through double gates on to a slate driveway at the front of house, parking for several cars and a garage. You enter the property at ground floor level into a spacious entrance hall. Off the hallway is:

Boot room/ cloakroom (7.17m<sup>2</sup>)

Tiled floor, electric radiator and storage cupboard.

Bedroom 1 (9.45m<sup>2</sup>)

Tiled floor, electric radiator, twin/double room.

Bedroom 2 (11.0m<sup>2</sup>)

Parquet floor, electric radiator, double room

Shower room (5.81m<sup>2</sup>)

Tiled floor, electric towel rail, walk in shower and all new modern fittings.

Utility room (19.88m<sup>2</sup>)

Tiled floor, new modern fitted base and wall cupboards providing plenty of storage. A raised laundry area. A back door to the garden and door into the garage (22.3m<sup>2</sup>)

An elegant marble staircase leads to the first floor landing, tiled flooring with large storage cupboards & radiators, a door leads to the external staircase.

Double glass doors lead into the open plan living/dining area (24.2m<sup>2</sup>). Parquet flooring, modern wood burning stove and stylish decor. This bright and airy room has double doors opening out on to the balcony on the front of the property.

Kitchen (13.1m<sup>2</sup>) There is a new fully fitted Schmidt kitchen with integrated double oven, microwave, dishwasher & induction hob. Included in the sale is an American style fridge/freezer. The kitchen is separated from the dining area by an oak top breakfast bar.

Leading off the hallway is:

Family bathroom (4.2m<sup>2</sup>)

Fully tiled walls and floor, all new bathroom fittings, heated towel rail.

Bedroom 3 (10.5m<sup>2</sup>)

Parquet wood flooring, electric radiator, double room.

Bedroom 4...

## LOCAL TAXES

Taxe foncière: 1080 EUR

Taxe habitation: EUR

## NOTES