

Character stone property of 170m2 in a hamlet with 5 bedrooms, 4 bathrooms, swimming pool and large courtyard.

EXCLUSIVE



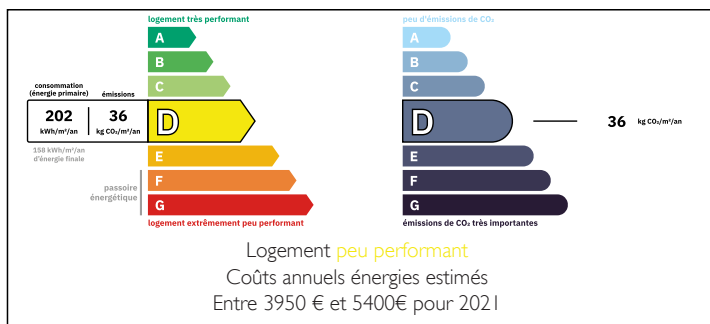
## INFORMATION

Town:	Saint-Rabier
Department:	Dordogne
Bed:	5
Bath:	4
Floor:	170 m2
Plot Size:	530 m2

## IN BRIEF

Characterful stone house of 170m2 with 5 bedrooms located in a hamlet near a lively village with lots of facilities. Ideal lock up and leave holiday home, B &B or gites business as 2 separate entrances. Large, heated pool set in a walled terrace of 530m2 and recently installed septic tank.

## 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

A characterful, recently renovated, stone property set in a hamlet located in the Dordogne 5 km from Montignac Lascaux and 1km from La Bachellerie which has a restaurant/bar, a school, shops, Doctors etc and great transport links. This house has a large, low maintenance walled terrace of 530m<sup>2</sup> with a chlorine pool of 8m x 4m. It offers great business potential as a bed and breakfast or B & B property as it offers 5 bedrooms and 4 shower rooms, all in great condition.

Enter into the large, fully fitted, modern kitchen diner with stone fireplace. There is a pantry where the hot water tank, linky, gas boiler and new electric panel is located. A corridor leads off to a wc and a large sitting room with fireplace and French doors onto the terrace.

Stairs from the kitchen take you up to two good sized bedrooms and a family sized shower room/toilet. This upstairs area is separate from the other bedrooms and so could be used as owner's accommodation.

Outside, a wide stone staircase leads up to two further ensuite bedrooms, one with French doors onto a balcony.

There is a further fifth ensuite bedroom located on the ground floor.

A pool shed holds the gas tank for the central heating and pool equipment.

Montignac Lascaux 12km

Brive 34km

Terrasson 13km

-----

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES