

High-quality 4-bedroom barn conversion with heated pool, in the heart of the Double forest.



## INFORMATION

Town:	Échourgnac
Department:	Dordogne
Bed:	4
Bath:	3
Floor:	167 m2
Plot Size:	4185 m2

## IN BRIEF

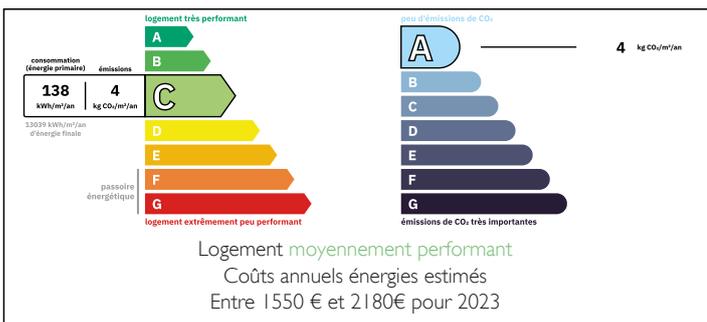
The property has been renovated to very high standards and offers a high level of comfort. Heated by an air-water heat pump and two wood-burning stoves (kitchen and living room), as well as air conditioning in the conservatory, it has double-glazed windows and is very well insulated. The septic tank is up to standard.

It is nestled in a small, very quiet hamlet, 5 minutes' drive from the village with a few shops and a bar-restaurant.

Just 5 minutes from the magnificent lake and beach of Grand Etang de la Jemaye, and 20 minutes from the lively town of Ribérac, well known for its large weekly market.

50 minutes from Bergerac and Périgueux, and 1.20 hours from Bordeaux.

## 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

- Veranda (18m2)
- Living room with dining area (54 m2) and wood-burning stove
- Fully equipped kitchen (23 m2) with wood-burning stove
- Utility room (6 m2)
- wc
- Bedroom 1 (11.4 m2) with shower room (3.2 m2)
- Bedroom 2 (10.7 m2)
- Bedroom 3 (8 m2)
- Bathroom with wc (4.5 m2)
- Master suite (17 m2) with shower room (5.15 m2)

An outside staircase leads to an attic room (7.6 m2), currently used as an office/storeroom.

### OUTSIDE:

- Entrance porch at the rear of the house
- Summer kitchen/bar (8.15 m2)
- Solar-heated swimming pool (8 x 4 m)
- Double garage (34 m2)
- Barn (90 m2)
- Enclosed vegetable garden
- Large landscaped garden

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

## LOCAL TAXES

**Taxe foncière: 1000 EUR**

**Taxe habitation: EUR**

## NOTES