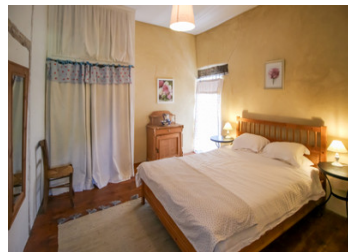


UNDER OFFER - House with gîte, studio and small barn.

EXCLUSIVE



## INFORMATION

Town:	Mauzac-et-Grand-Castang
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	126 m2
Plot Size:	310 m2

## IN BRIEF

This charming village house with lovely views over the countryside will immediately charm you with its peace and quiet and its high potential.

It comprises a main house with three bedrooms, a shower room, a bathroom and a new kitchen, as well as a small independent gîte on one level with one bedroom, a bathroom and a living room.

with one bedroom, a bathroom and a living room. A workshop, a garage, a small barn and a studio complete this beautiful property, which forms a very private inner courtyard.

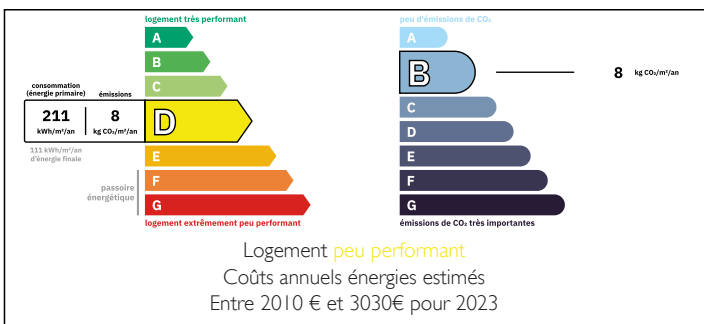
The outbuildings require some roofing work.

Furniture may be included in the sale.

Quiet country setting with all amenities less than 10km away.

A beautiful house not to be missed!

## 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

HOUSE - approx. 126 m<sup>2</sup> of living space and 102 m<sup>2</sup> of outbuildings

Main house on two floors comprising an entrance hall (2m<sup>2</sup>), a lounge/dining room (21 m<sup>2</sup>), a new fitted kitchen (7.5m<sup>2</sup>), a shower room/utility room with wc (4m<sup>2</sup>), a separate wc (1m<sup>2</sup>) and 3 bedrooms (13 - 19 - 20m<sup>2</sup>), one of which has a balcony.

Gîte (furnished) comprising a fitted kitchen area opening onto the lounge/dining room (21m<sup>2</sup>), a shower room (bath, wc and washbasin) (4.5m<sup>2</sup>) and a bedroom (14m<sup>2</sup>).

2 OUTBUILDINGS - approx 32 m<sup>2</sup> on the ground floor with the possibility of an upper floor.

Workshop (20m<sup>2</sup>) that can be attached to the gîte to make a second bedroom.

Independent one-bedroom studio with bathroom. This needs some interior refurbishment (22m<sup>2</sup>).

The roof of the gîte requires some renovation work and those of the outbuildings have been redone. The roof of the house is in good condition.

The house and gîte are heated by electric radiators. It is possible to install a wood-burning stove in the gîte.

The house and gîte have single-glazed windows and a septic tank.

A beautiful, sunny, very private courtyard overlooks the countryside.

The area is extremely peaceful.

The house can be sold furnished.

Sainte-Alvère 8 km

Lalinde 9 km

Bergerac airport 30 km

Trémolat 8 km

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Information about risks to which this property is

## LOCAL TAXES

Taxe foncière: 1038 EUR

Taxe habitation: EUR

## NOTES