

Charming 5 bedroom stone built house, with barns, a large garden and all set in a peaceful setting with views.



INFORMATION

Town:	Bouteilles-Saint-Sébastien
Department:	Dordogne
Bed:	5
Bath:	3
Floor:	192 m2
Plot Size:	10032 m2

IN BRIEF

The property in detail -:

Ground floor :

Entrance hall - 5,45 m²

Cloackroom with wc - 4.50 m²

Living room - 35.05 m²

Kitchen/dining room - 46.80 m²

Bedroom 1 - 19.20 m²

En-suite shower room - 7.40 m²

Stone Balcony - 8 m²

Bedroom 2 - 12.20 m²

En-suite shower room - 5.35 m²

Utility room - 8.30 m².

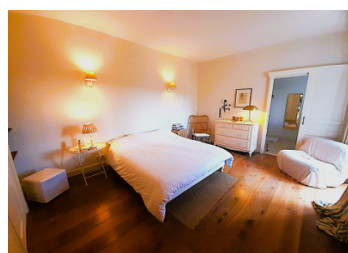
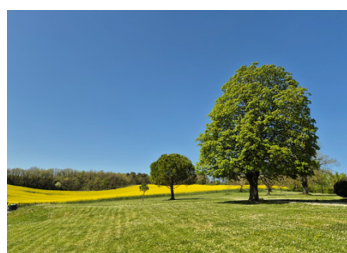
First floor :

Landing - 2.85 m²

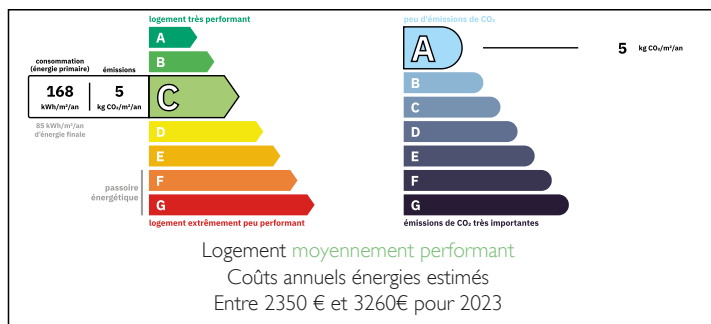
Bedroom 3 - 18.50 m²

Bedroom 4 - 15.90 m²

Shower room - 6,60 m².



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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

This beautiful property has benefited from a quality renovation by an architect.

The property is situated in an elevated position, surrounded by beautiful rolling countryside and offers a very peaceful environment.

To the rear of the house is a large 60 m² south-west facing terrace overlooking the garden and countryside.

The house is entered via the entrance hall (with cloakroom and WC), which leads directly to the lounge which has a large bay window opening onto the terrace and garden. The living room and two bedrooms on the ground floor have underfloor heating with a heat pump, and the living room also has an open fireplace. To the right of the living room is an open-plan kitchen and a small sitting area which can also be used as a dining room, the kitchen has a wood burning stove and the dining area has an open fireplace. To the left of the lounge is the master bedroom, which has an en-suite shower room and dressing room, a door from the bedroom leads out to a pretty stone balcony overlooking the garden. There is also a second bedroom on the ground floor with an en-suite bathroom. There is a good-sized utility room with a door leading to one of the barns, part of which could also be used as a garage. Upstairs, there are two further bedrooms and a shower room. Another flight of stairs leads to a further bedroom in the attic. Outside, there is a second outbuilding...