

## Charming stone property close to the medieval village of Issigeac



## INFORMATION

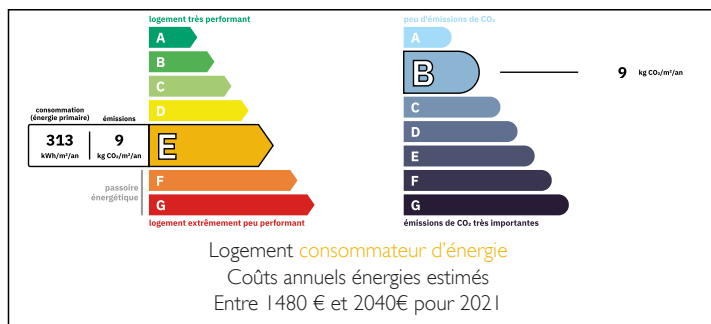
Town:	Bardou
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	110 m2
Plot Size:	3500 m2

## IN BRIEF

Nestled in a peaceful rural setting, this delightful single story home has been carefully modernised by its current owners whilst at the same time maintaining all its original charm. This immaculately presented property is surrounded by lush greenery and mature trees, offering privacy and tranquility and is a perfect serene retreat. There is an above ground solar heated pool with decking, providing a refreshing escape on warm days and a covered terrace provides the perfect outdoor dining area. The property is double glazed throughout and has a wood burning stove in the lounge. There is a large modern kitchen with access to the covered terrace. There are 2 good sized bedrooms and an office which could also be a perfect nursery. The bathroom boast a new shower as well a a bath and basin, a separate toilet...



## 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

Entry into the triple aspect kitchen 4x4m from the covered terrace 6x4m. To the right of the kitchen there is a tiled hallway leading off to the utility/laundry room 2x2m separate toilet with hand basin and bathroom 2.4x2.4m equipped with a shower, bath and hand basin. At the end of the hallway there is a good sized double bedroom 3.7x3m. Entry into the spacious double aspect living room 6x6.5m with feature wood burner and two further door leading back out to the covered terrace. From the living room there is access to the office/nursery 2x4m and a further good sized double bedroom 3.9x3.6m. Outside there are several sheds suitable for storage and parking for several vehicles.

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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: 480 EUR**

**Taxe habitation: EUR**

## NOTES