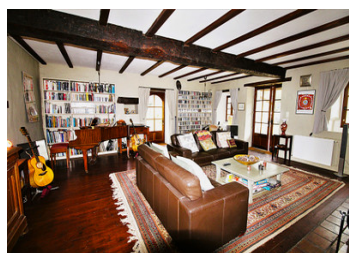
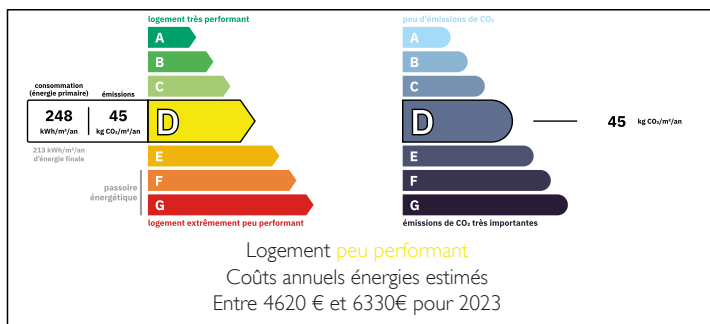


Beautiful stone property with a guest house/gîte & studio, large pool, gardens & hangar. Peaceful location.



ENERGY - DPE



INFORMATION

Town:	Bouteilles-Saint-Sébastien
Department:	Dordogne
Bed:	7
Bath:	5
Floor:	355.3 m2
Plot Size:	4170 m2

IN BRIEF

The property in detail -:

Main house.

Downstairs.

Kitchen/dining room - 30.15 m²

Living room 1 - 42 m²

Living room 2 - 21.25 m²

Corridor - 6.15 m²

Utility room - 5.05 m²

WC - 1.45 m²

Office/bedroom - 12.05 m²

Cellar - 10 m².

Upstairs.

Corridor - 4.70 m²

Bedroom 12.45 m²

Bedroom - 22.50 m²

Bath/shower room - 4.70 m²

Bedroom 42 m²

En-suite shower room - 5.50 m².

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.

Corridor - 4.75 m²

Bedroom - 9.00 m²

Bathroom - 4.65 m²

Bedroom - 13.40 m²

En-suite bath/shower room - 7.35 m².



DESCRIPTION

This lovely stone property is set in a very peaceful setting and has a guest house/gîte, a stone outbuilding, currently used as a sound studio, a further stone outbuilding in need of restoration and large wooden hangar that used to be for drying tobacco.

The main house has a quality fitted kitchen/dining room with a door leading out to a lovely private patio area. There is a large living room with a log burning stove, plus a smaller living room also with log burning stove. From this living room there is a utility room, an office/bedroom and a downstairs WC, and there is also a cellar.

Upstairs there are 3 good sized bedrooms - the master bedroom is huge and has an en-suite shower room with toilet.

The guest house has a large kitchen/dinner; a living room with log burning stove, a utility room, 3 bedrooms, two of which have en-suite bathrooms. To the front of the guest house is a private patio area and there is access to the 11 X 6 swimming pool.

Opposite the house and guest house is the studio. This used to be a second guest house/gîte in the past and could easily be used as one again. Gardens surround the property and there are some lovely views across the countryside.

The property is just 3km from St séverin and 9kms from Verteillac, both villages have shops bars and restaurants etc. The main shopping town of Ribérac is...

LOCAL TAXES

Taxe habitation: EUR

NOTES