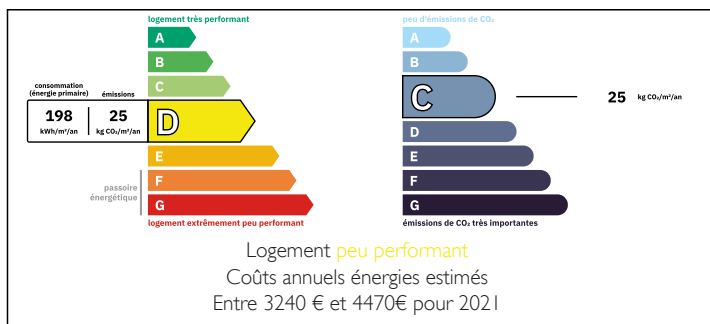


A delightful Périgourdine style home set between Thiviers and Brantôme in the peaceful Périgord Vert.

## EXCLUSIVE



## ENERGY - DPE



## INFORMATION

Town:	Saint-Pierre-de-Côle
Department:	Dordogne
Bed:	5
Bath:	2
Floor:	282 m <sup>2</sup>
Plot Size:	9243 m <sup>2</sup>

## IN BRIEF

A spacious, detached modern family home offering 282m<sup>2</sup> of versatile living space.

This beautifully extended property combines generous proportions with a light-filled, open layout, creating an inviting and adaptable home. It comprises five bedrooms, two bathrooms and a large open-plan living/dining area, offering the flexibility to configure the space to suit a range of lifestyles.

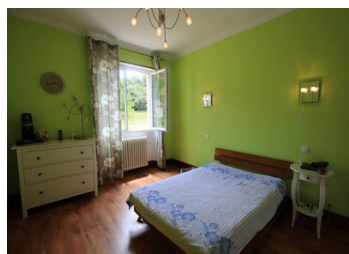
Integrated into the property is a garage and a storeroom, both equipped with useful functioning wash hand basins.

Set on a generous plot, the home also boasts a substantial wraparound garden and an additional carport, providing ample outdoor space and parking.

Perfectly placed for enjoying the best of the Périgord Vert, the property is within easy reach of Thiviers,

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

### GROUND FLOOR

MAIN HALLWAY with marble floors and marble stairs leading to the first floor: 24 m<sup>2</sup>

RECEPTION | large open plan living & dining room with marble flooring and two sets of French doors leading to the side garden: 46.9m<sup>2</sup>

BEDROOM 1 currently used as a Study with French doors leading to the front garden: 18.8m<sup>2</sup>

BEDROOM 2 currently used as a gym with windows facing out to the back garden: 14.6m<sup>2</sup>

BEDROOM 3 with windows facing out to the back garden: 15m<sup>2</sup>

KITCHEN with ceramic floor tiles and access to the front of the house: 22.2 m<sup>2</sup>

BATHROOM with separate bath and shower, WC and double basin unit: 12 m<sup>2</sup>

WC room: 2m<sup>2</sup>

STORE ROOM, leading off the garage with wash hand basin: 15 m<sup>2</sup>

INTEGRATED GARAGE with electric doors, an Aldes centralised vacuum cleaner for the first floor and wash hand basin: 23.7m<sup>2</sup>

### FIRST FLOOR

LANDING / HALLWAY with laminate wood effect flooring: 21m<sup>2</sup>

BEDROOM 4 with 2 velux windows: 20.8m<sup>2</sup>

BEDROOM 5 (26m<sup>2</sup>) with DRESSING ROOM (26m<sup>2</sup>) & ENSUITE BATHROOM (22m<sup>2</sup>). This is currently configured as a parental / master bedroom suite with a separate dressing room and bathroom either side of the master bedroom. The ensuite bathroom is equipped with a luxurious sauna, large walk-in shower, WC and wash hand basin. Both the bedroom and dressing room have dormer windows facing out to the front and back of the garden. The bathroom has two velux windows.

All bedrooms upstairs have laminated wood effect light oak flooring.

There is also...

## LOCAL TAXES

Taxe foncière: 1821 EUR

Taxe habitation: EUR

## NOTES