

**UNDER OFFER** Modern, elegant 3 bedroom house with open plan living & mezzanine. 1 bedroom gite detached barn.



## INFORMATION

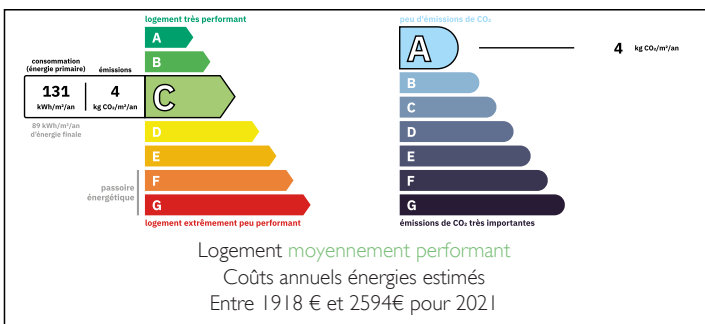
Town:	Saint-Saud-Lacoussière
Department:	Dordogne
Bed:	4
Bath:	3
Floor:	185 m <sup>2</sup>
Plot Size:	2740 m <sup>2</sup>



## IN BRIEF

A chic, contemporary 3 bedroom family home. A well established garden with countryside views. A 1 bedroom gite attached. Barn/garage & off road parking.

## 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

Access to the property is through a large gate on to a gravel driveway. To the left is a detached barn or garage. To the right is a 1 bedroom gite attached to the main house. A pretty patio area leads through to the garden or to the main house through a separate gate. The front door leads straight into a large and practical

UTILITY ROOM 4.7m x 3.8m (17.8m<sup>2</sup>)

Plenty of built in cupboards, a worktop, space for washing machine, freezer & fridge. A separate WC. A glass door takes you through to the main living space.

OPEN PLAN LOUNGE 4.2m x 6.6m (27.7m<sup>2</sup>)

A stunning floor to roof top high room. Exposed stone, beams, mezzanine landing & log burning stove. At 3m high windows & patio doors open on to the terrace.

Step down into the KITCHEN 3.7m x 6.6m (24.4m<sup>2</sup>)

An elegant kitchen designed to high-end quality. Built in appliances, granite worktop, ceramic hob & extractor. The kitchen seamlessly connects to the DINING ROOM 2.9m x 6.6m (19.1m<sup>2</sup>)

A super bright and airy dining room. 3 windows and 2 sets of glass patio doors bring the outside in to this dining space. Exposed stone & beams carry on through this ground floor level with floor tiles throughout.

The handcrafted wooden staircase leads to a gallery landing. Right takes you to:

BEDROOM 1 3.6m x 3.7m (13.3m<sup>2</sup>)

A spacious double bedroom with built in mirror wardrobes.

ENSUITE BATHROOM 2.4m x 2.7m (6.48m<sup>2</sup>)

A newly fitted bathroom suite. separate bath & large walk-in...

## LOCAL TAXES

Taxe foncière: 1002 EUR

Taxe habitation: EUR

## NOTES