

UNDER OFFER An immaculate 3 bedroom bungalow with a detached 1 bedroom gite, in ground pool.

EXCLUSIVE



INFORMATION

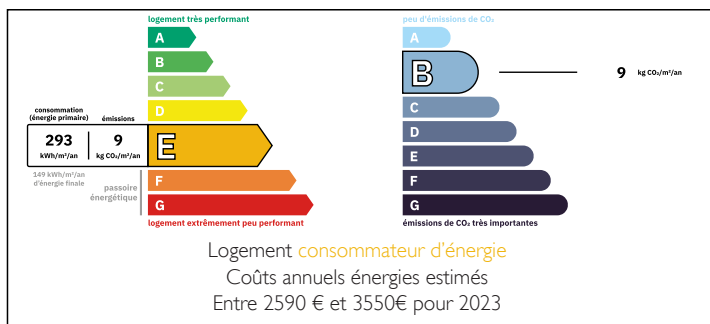
Town:	Saint-Jory-de-Chalais
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	107.7 m2
Plot Size:	2730 m2

IN BRIEF

A beautifully presented bungalow surrounded by hedges and trees which make it totally private. 3 double bedrooms all with built in wardrobes, shower room, open plan kitchen/lounge/diner. A covered parking area separates the house from the Gite. 1 bedroom, lounge/kitchen/diner, shower room. 2 garages. Just a 5 minute walk from the village of saint Jory de Chalais. Local amenities include a bakery & shop, auberge restaurant & campsite restaurant & bar.

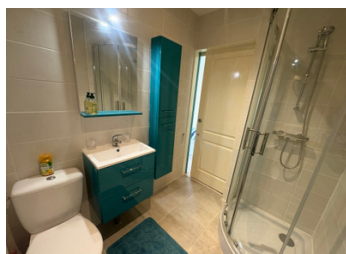


ENERGY - DPE



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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

You enter the property up a curved gravel driveway between trimmed hedges framing the property. To your left is a swimming pool (8m x 4m) bordered by tiles and lawn. Straight ahead is the bungalow. You enter the front door:

HALLWAY & OPEN PLAN LIVING SPACE

A log burner provides heat and character to this bright and airy LOUNGE/DINER 6.6m x 4.8m (31.68m²). Two sets of patio doors open out on to a back terrace. From the dining area in an 'L shape' is the KITCHEN 3.9m x 2.3m (8.97m²). Modern fitted appliances are all integrated into the kitchen making it a very practical space.

A hallway leads to 3 double bedrooms all with fitted wardrobes.

BEDROOM 1 3m x 3.3m (9.9m²)

BEDROOM 2 3m x 3.7m (11.1m²)

BEDROOM 3 3.1m x 3.3m (10.2m²)

SHOWER ROOM 2.9m x 1.8m (5.22m²)

A Separate WC

All windows and doors are doubled glazed & all rooms have wall mounted electric radiators.

A door from the kitchen leads into UTILITY/WORKSHOP 6.3m x 2.9m (18.2m²)

This has a garage door leading outside on to the driveway. Space for a car.

Adjoining the utility/workshop to a second garage is a covered parking area, ideal for a campervan or an undercover dining space. The second GARAGE 6.3m x 3.3m (22.6m²).

THE GITE - Newly renovated, double glazed, KITCHEN/LOUNGE/DINER 4.5m x 5.5m (24.75m²). Modern kitchen, clean & fresh lines with wooden worktop. Double patio doors open to a front terrace. Tiled floor throughout. A double BEDROOM 3.9m x 2.9m (11.31m²)...

LOCAL TAXES

Taxe foncière: 1042 EUR

Taxe habitation: EUR

NOTES