

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



EXCLUSIVE

## INFORMATION

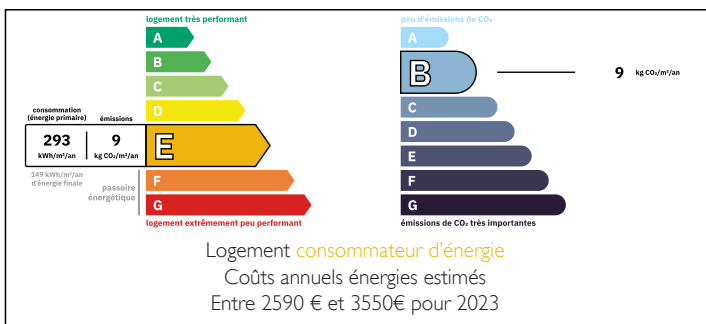
Town:	Saint-Jory-de-Chalais
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	108 m2
Plot Size:	2730 m2



## IN BRIEF

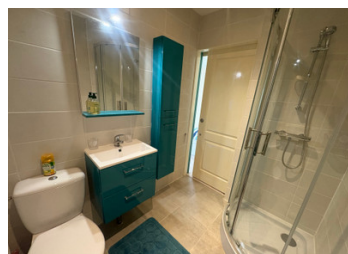
A beautifully presented bungalow surrounded by hedges and trees which make it totally private. 3 double bedrooms all with built in wardrobes, shower room, open plan kitchen/lounge/diner. A covered parking area separates the house from the Gite. 1 bedroom, lounge/kitchen/diner, shower room. 2 garages. 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



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

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 (31.68m<sup>2</sup>). 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 (8.97m<sup>2</sup>). 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 (9.9m<sup>2</sup>)

BEDROOM 2 3m x 3.7m (11.1m<sup>2</sup>)

BEDROOM 3 3.1m x 3.3m (10.2m<sup>2</sup>)

SHOWER ROOM 2.9m x 1.8m (5.22m<sup>2</sup>)

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 (18.2m<sup>2</sup>)

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 (22.6m<sup>2</sup>).

THE GITE - Newly renovated, double glazed, KITCHEN/LOUNGE/DINER 4.5m x 5.5m (24.75m<sup>2</sup>). 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 (11.31m<sup>2</sup>)...

## LOCAL TAXES

Taxe foncière: 1042 EUR

Taxe habitation: EUR

## NOTES