

*****TWO HOUSES***** Tastefully restored barn, and stone house with 2 gîtes, 3 pools, 11ha
Beaumont-du-Périgord



INFORMATION

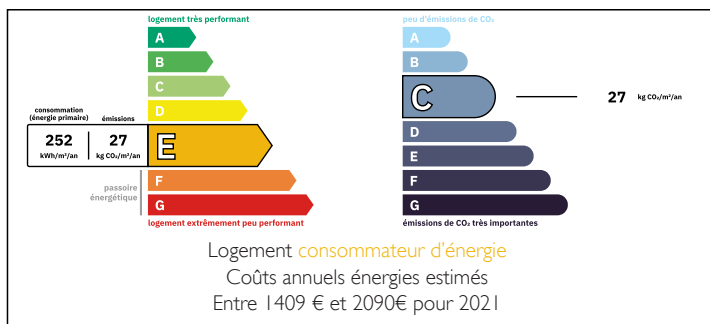
Town:	Saint-Avit-Sénieur
Department:	Dordogne
Bed:	8
Bath:	4
Floor:	400 m2
Plot Size:	116603 m2

IN BRIEF

A beautiful spacious 3 bedroomed stone barn conversion of 233m2 with downstairs principal bedroom en suite, large open mezzanine (could be converted to two further bedrooms), beautiful granite topped kitchen, two further double bedrooms and bathroom upstairs. Outside a gorgeous travertine tiled terrace with outdoor kitchen, seating area (currently used as an outdoor cinema!) heated 12x4m swimming pool, double car port. 100m2 tobacco barn

Separated by a very quiet country lane, a pretty former farmhouse has been converted into two gîtes, one 3 bedroomed (97m2) and the other 2 bedroomed (70m2), but with interconnecting internal door creating a 5 bedroomed gîte if needed. Both gîtes have their own travertine terraces and pools.

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

Barn consists of -

Entrance hall 10m2

WC and shower room 3.5m2

Utility room 9.6m2

Grand salon 71m2 Large double glazed barn window, open plan dining room and granite topped kitchen 15m2

Downstairs bedroom 18m2, reversible air conditioning, private outdoor terrace, en suite bathroom with shower 9m2

Staircase leading to open mezzanine area 47m2 currently used as a TV room, two bedrooms 20m2 and 22m2, shower room 7.3m2

Ground floor has underfloor heating, upstairs oil fired central heating.

Outside, car port, heated chlorine pool with hard cover, travertine surround, well with pump.

Gite 1 - 3 bedrooms, 97m2

Entrance into Kitchen 10m2, steps down to living/dining room 23m2, downstairs bedroom 12m2, bathroom 8.5m2, door to gite 2, stairs to two further bedrooms both 18m2, one with en suite shower room.

Gite 2 - 2 bedrooms 70m2

Entrance into kitchen/dining/living room 35m2, bathroom 9m2

Upstairs two bedrooms of 11m2, one with en suite shower room.

Both gîtes have their own travertine terraces and their own above ground pool 6.5x3.5m2. Electric heating

Outside, gravelled parking, ancient piggery, store room, access to top garden with picnic area.

There is a 100m2 tobacco barn with secure dry storage area, additional tobacco barn and 27 acres of various gardens, meadows and woodland.

LOCAL TAXES

Taxe foncière: 1855 EUR

Taxe habitation: EUR

NOTES