

A stylish, character 2 bedroom property, bar & entertaining area, mezzanine, dressing room, garage & barn.

EXCLUSIVE



## INFORMATION

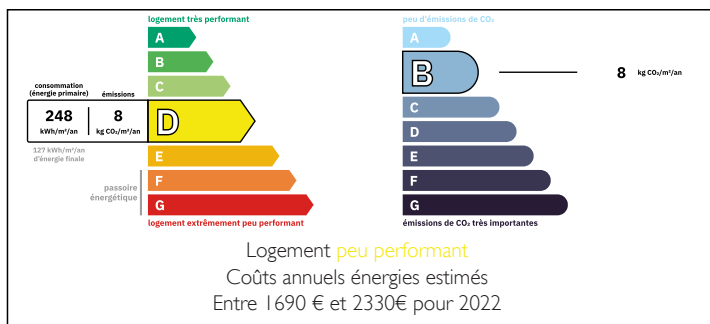
Town:	Abjat-sur-Bandiat
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	100.9 m2
Plot Size:	466 m2

## IN BRIEF

A character property with lots of additional space. This property is ready to move in to. On the ground floor there is a kitchen, lounge, 2 double bedrooms, shower room, dining area and your own bar! A mezzanine level with a separate dressing room/office. An outdoor kitchen & terrace, garage & attached barn. There's a small garden with single parking space.



## 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.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

The property is accessed through a gate into a large front terrasse with outdoor dining area and summer kitchen. The main front door takes you into an entrance hall/ DINING AREA 4.4m x 2.3m (10.1m<sup>2</sup>) a tiled floor leads through to your own BAR AREA 2.4m x 2.4m (5.7) and a doorway to the CELLAR. The LOUNGE 3.3m x 5.7m (18.1m<sup>2</sup>) is set off the entrance hall with a large fireplace and programmable pellet burner. A large glass door gives plenty of light into this room and access out on to the terrace. The KITCHEN 3m x 4.2m (12.6m<sup>2</sup>) has a gas hob, tiled floor & fitted cupboards. Two DOUBLE BEDROOMS both 3.3m x 3.3m (10.8m<sup>2</sup>) lead off the kitchen. An L shaped SHOWER ROOM/UTILITY/WC 2.4m x 3.5m is also off the kitchen. Leading off the entrance hall is a wooden staircase taking you up to a MEZZANINE/TV AREA 5.4m x 4.7m (25.3m<sup>2</sup>) There is also a separate DRESSING ROOM/OFFICE 4.1m x 2.3m (9.4m<sup>2</sup>)

The outside space is great for entertaining with a summer kitchen (electric & water) The property also has GARAGE 6.8m x 3m. Attached to the side of the property is a large barn with half mezzanine 6.2m x 11m (68.2m<sup>2</sup>) The barn has a front door access but also on the rear of the barn is a large double door giving access for a large vehicle/motorhome. A single parking space is across the driveway and a private fenced garden with...