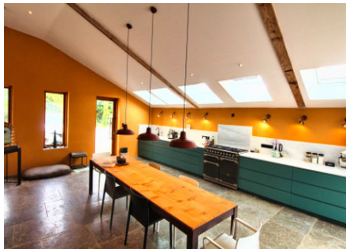


Residential property comprising 3 bedrooms, 2 living rooms, kitchen, swimming pool, outbuilding



## INFORMATION

Town:	Bertric-Burée
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	224 m <sup>2</sup>
Plot Size:	4280 m <sup>2</sup>



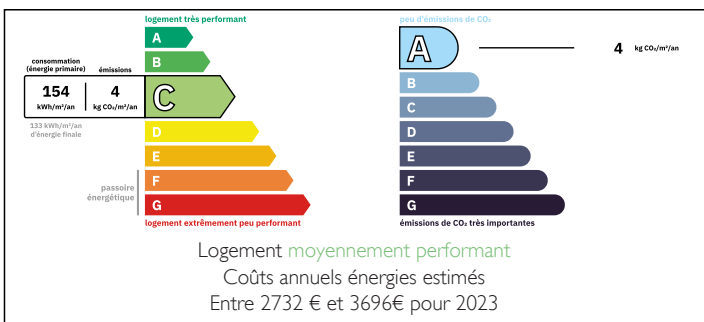
## IN BRIEF

New on the market, this elegant and spacious country house combines old-world charm with a timeless loft design. You'll love its fluid, contemporary layout. From the large, welcoming living room to the more intimate spaces, let the light guide you to the heart of the house, around the pool, which is a natural extension of family life. A huge sliding window blends the interior and exterior and allows you to adjust the space according to the season. Sometimes a living room, dining room, place to relax, or simply a room for rest and contemplation, the courtyard/pool area provides access to the other rooms of the house via a terrace.

A first living room with a view of the surrounding countryside, a second living room with a fireplace, two bedrooms upstairs and an elegant bathroom with rare and precious marble.

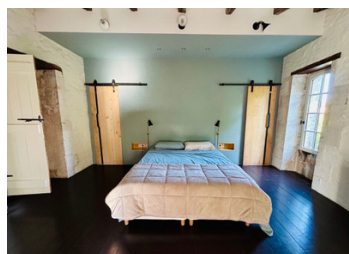
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## ENERGY - DPE



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

Located in a hamlet near a lively village and 10 minutes from a former sub-prefecture with a renowned weekly market,

this 224 m<sup>2</sup> house, formerly an annex to an 18th-century estate, is spread over three floors and comprises a series of rooms that offer everyone the privacy they need to go about their business.

A gravel courtyard leads to a vast, high-ceilinged room (over 4 metres high) measuring 51.5 m<sup>2</sup>, with exceptional stone flooring.

Serving as a reception room, ultra-modern and functional kitchen and dining room, it features over 8 metres of Spanish white marble and a worktop (with copper sink and light fittings) that would be the envy of any professional. It even has a remarkable contemporary wood-fired oven for pizza or slow cooking.

Thanks to its modular opening onto the courtyard/indoor pool, the room can be transformed into a fantastic multifunctional space of over 150 m<sup>2</sup>.

A utility room (14 m<sup>2</sup>) and toilets are adjacent to the large room.

A pleasant and comfortable stone staircase/passageway (12 m<sup>2</sup>) leads to:

- on the right, a large 32 m<sup>2</sup> bedroom with en-suite bathroom

- on the left, a bright living room (32 m<sup>2</sup>) with French windows opening onto a wooden terrace (25 m<sup>2</sup>) overlooking the swimming pool and inner courtyard.

A staircase leads to the upper floor and serves a landing (6.7 m<sup>2</sup>) and two bedrooms, one of 18.2 m<sup>2</sup> and the other of 20 m<sup>2</sup>, the latter with an en-suite shower room finished in precious Spanish yellow marble.

Adjoining the living room is...

## LOCAL TAXES

Taxe foncière: **680 EUR**

Taxe habitation: **EUR**

## NOTES