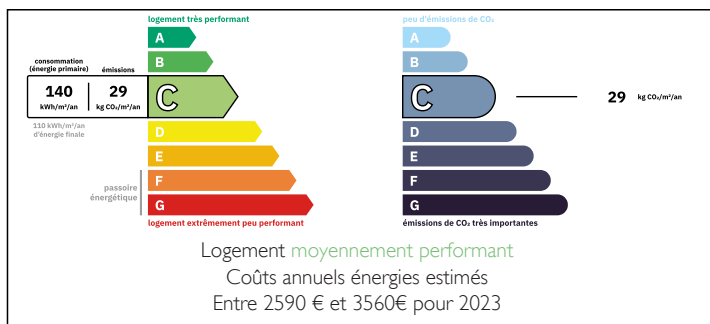


Beautiful 5-bedroom house with swimming pool, gardens and exceptional views!

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Saint-Léon-sur-Vézère
Department:	Dordogne
Bed:	5
Bath:	4
Floor:	190 m2
Plot Size:	12171 m2

IN BRIEF

Property with incredible assets: charm, tranquillity, comfort, harmonious interiors and exceptional panoramic views of a listed site – truly an exceptional property!

The wrought iron gate opens onto a landscaped driveway with parking and carport. The house has a total of five bedrooms and was built with high-quality materials (18th-century fireplace, textured wallpaper, fine wood doors, staircase, etc.) and the layout of the rooms offers a perfect coherence. The ground floor has a master bedroom and the first floor has three further bedrooms, one of which has an en-suite bathroom. A fifth bedroom with a shower room has independent access from the outside on the ground floor.

The exterior, which enjoys incredible views, features a large heated swimming pool with pool house, shower room and jacuzzi, a barn, superb

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 foncière:** 2455 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

### GROUND FLOOR

Entrance hall - 8 m<sup>2</sup>

WC with washbasin - 2.1 m<sup>2</sup>

Storage room/laundry room - 4.5 m<sup>2</sup>

Living room/kitchen - 45 m<sup>2</sup>

Veranda - 15 m<sup>2</sup> (underfloor heating)

Red master bedroom - 16.4 m<sup>2</sup> (including shower room with shower/bath/WC)

Bedroom in former garage - 10 m<sup>2</sup> + shower room/WC - 3.5 m<sup>2</sup>

### FIRST FLOOR

Landing - 8 m<sup>2</sup>

Storage/dressing room - 3.5 m<sup>2</sup>

Shower room/WC - 3 m<sup>2</sup>

Master bedroom/open bathroom/WC - 22 m<sup>2</sup> (43 m<sup>2</sup> floor space)

Yellow and grey bedroom - 12 m<sup>2</sup>

Yellow bedroom - 12.5 m<sup>2</sup>

### EXTRAS

Heated swimming pool - 10.5x5m

Pool house - 11 m<sup>2</sup> + shower room - 3.5 m<sup>2</sup> + technical room - 3 m<sup>2</sup>

Cellar - 45 m<sup>2</sup> (three areas: wine cellar/boiler room/storage)

Barn - 36 m<sup>2</sup> plus adjoining shelter - +/- 20 m<sup>2</sup>

Carport

Gazebo in the garden

Ornamental gardens, orchards, two ponds...

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>