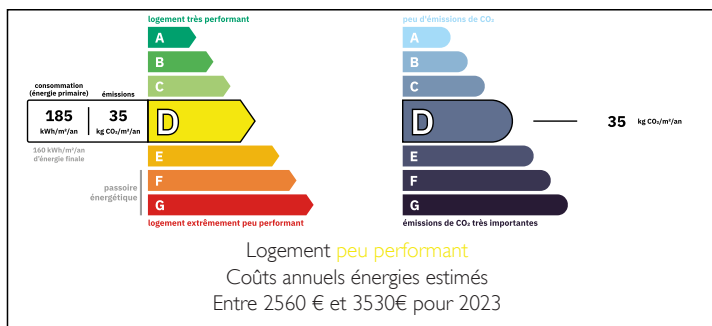


## Stone house with gîte in the countryside with swimming pool



## ENERGY - DPE



## INFORMATION

Town:	Bassillac et Auberoche
Department:	Dordogne
Bed:	6
Bath:	3
Floor:	206 m2
Plot Size:	3479 m2

## IN BRIEF

Beautiful property steeped in history in the heart of the countryside.

Property complex of over 400 comprising a large renovated house, a gîte and outbuildings.

The main house of 141 m2 comprises a large living room with fireplace, an open-plan fitted kitchen opening onto a terrace with pergola overlooking the countryside - 1 bedroom with dressing room and shower room.

Upstairs: 3 bedrooms - 1 bathroom and landing.

The 65m2 gîte: Entrance into living room with open-plan kitchen and access to shaded terrace - shower room - wc.

Upstairs: 2 bedrooms.

The outbuildings: a large open shed for storage that could be used as a garage or summer kitchen with

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

Beautiful property steeped in history in the heart of the countryside.

Property complex of over 400 comprising a large renovated house, a gîte and outbuildings.

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Upstairs: 3 bedrooms - 1 bathroom and landing.

The 65m<sup>2</sup> gîte: Entrance into living room with open-plan kitchen and access to shaded terrace - shower room - wc.

Upstairs: 2 bedrooms.

The outbuildings: a large open shed for storage that could be used as a garage or summer kitchen with some work. A barn with potential for extending the gîte.

The property is set in the heart of peaceful countryside, in fenced and gated grounds of more than 3,400 m<sup>2</sup> with trees and a swimming pool.

## LOCAL TAXES

**Taxe foncière: 1 600 EUR**

**Taxe habitation: EUR**

## NOTES

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