

UNDER OFFER - House with a cottage, large barn, and swimming pool



INFORMATION

Town:	Calès
Department:	Dordogne
Bed:	5
Bath:	3
Floor:	252 m2
Plot Size:	1134 m2



IN BRIEF

Beautiful stone house located in a quiet area with a guest house, a very large barn, and a swimming pool, all forming a U shape and offering a very private setting.

The main house consists of 2 bedrooms and a convertible attic providing great additional potential, while the guest house has 3 bedrooms.

This lovely property is located on a very quiet street in a charming village. A water sports center on the Dordogne is just a few minutes' drive away.

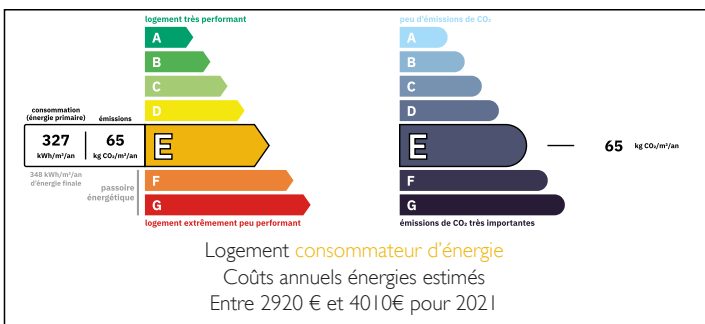
Both houses have separate access and individual parking. Each house has its own parking and terraces overlooking the flowered and wooded garden.

The barn can be converted (subject to permissions) and can accommodate a car as well as a motorhome.

The house has cellars partially fitted as a shower/WC room, laundry, boiler room, and storage.

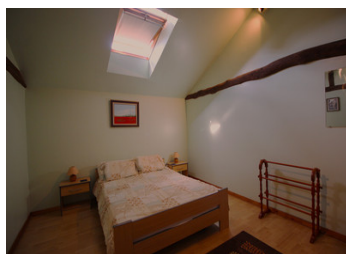
A workshop...

ENERGY - DPE



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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

Beautiful property composed of a main house, a guest house, a large barn, and a swimming pool. The property has neighbors, but the location remains very private and is situated on a quiet small street.

The main house consists of:

Ground Floor:

Terrace: 10.38 m²

Living room with wood stove: 21.4 m²

Semi-equipped kitchen: 9.5 m²

Hall: 8.48 m²

WC: 1.04 m²

Shower room: 3.94 m²

Bedroom 1: 17.0 m²

Bedroom 2: 15.0 m²

First Floor:

Room: 13.94 m²

Attic: 19.65 m²

Cellar of 54.9 m² comprising a WC and shower room, a pantry, a storage room, and a boiler room.

The independent guest house consists of:

Ground Floor:

Kitchen: 13.6 m²

Living room: 20.69 m²

First Floor:

Corridor: 10.93 m²

WC (with water heater): 1.69 m²

Shower room: 3.81 m²

Bedroom 1: 9 m²

Bedroom 2: 9 m²

Bedroom 3: 14.2 m²

Outbuildings:

Workshop: 16.2 m²

Pool room: 6.58 m²

Barn: 144.32 m²

A septic tank and central oil heating equip both buildings.

Both houses have double glazing.

Many parking spaces and a fenced lot.