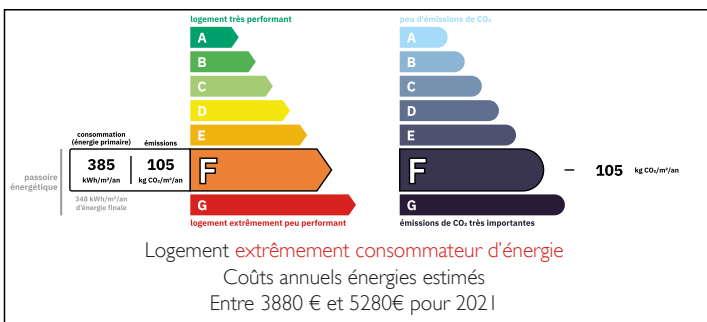


## House with a cottage, large barn, and swimming pool



## ENERGY - DPE



## INFORMATION

Town:	Calès
Department:	Dordogne
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	0 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.

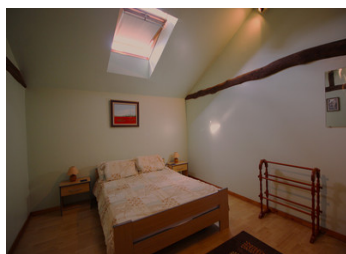
The barn can be converted (subject to permissions) and can accommodate a car as well as a motorhome.

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

A workshop...

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

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 m<sup>2</sup>

Living room with wood stove: 21.4 m<sup>2</sup>

Semi-equipped kitchen: 9.5 m<sup>2</sup>

Hall: 8.48 m<sup>2</sup>

WC: 1.04 m<sup>2</sup>

Shower room: 3.94 m<sup>2</sup>

Bedroom 1: 17.0 m<sup>2</sup>

Bedroom 2: 15.0 m<sup>2</sup>

First Floor:

Room: 13.94 m<sup>2</sup>

Attic: 19.65 m<sup>2</sup>

Cellar of 54.9 m<sup>2</sup> 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 m<sup>2</sup>

Living room: 20.69 m<sup>2</sup>

First Floor:

Corridor: 10.93 m<sup>2</sup>

WC (with water heater): 1.69 m<sup>2</sup>

Shower room: 3.81 m<sup>2</sup>

Bedroom 1: 9 m<sup>2</sup>

Bedroom 2: 9 m<sup>2</sup>

Bedroom 3: 14.2 m<sup>2</sup>

Outbuildings:

Workshop: 16.2 m<sup>2</sup>

Pool room: 6.58 m<sup>2</sup>

Barn: 144.32 m<sup>2</sup>

A septic tank and central oil heating equip both buildings.

Both houses have double glazing.

Many parking spaces and a fenced lot.