

## Authentic Périgord Stone Home with Gîte, Pool and Barn to Develop



## INFORMATION

Town:	Faux
Department:	Dordogne
Bed:	4
Bath:	3
Floor:	197 m2
Plot Size:	5036 m2

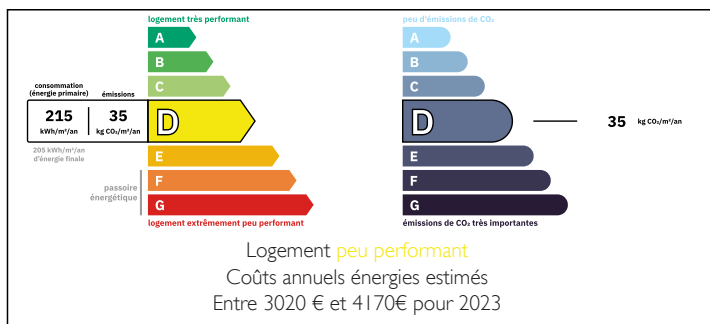
## IN BRIEF

Nestled in a peaceful village setting, this beautifully presented stone property combines traditional character with modern comfort. The main house offers a welcoming family home, featuring exposed beams, a cosy wood burner and a light filled living space that opens onto the garden and pool terrace.

An attached self contained gîte provides excellent guest accommodation, granny flat or a ready made rental opportunity, complete with its own kitchen, living/sleeping area and private outdoor space.

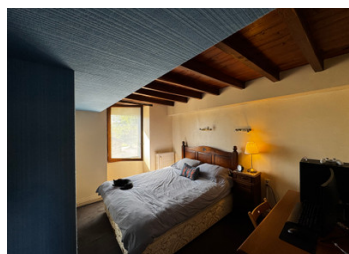
Outside, the level gardens frame a sun-drenched swimming pool, perfect for those summer days, while a large stone barn offers exciting potential for further development - whether as additional accommodation, a studio, or workshop. A separate garage, laundry room and wine cave complete the ensemble.

## 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 foncière:	1236 EUR
Taxe habitation:	EUR

## NOTES

## DESCRIPTION

Glass porch lead to front door, and into living/dining room with recently installed wood burner 42 m<sup>2</sup>. Through to kitchen with range of fixed and free standing units, electric hob, 13.5m<sup>2</sup>. From dining area, access to downstairs wc and storage areas. From living room, door to bright and airy sun room (30m<sup>2</sup>) overlooking garden and pool, underfloor heating. Access to gîte - bedroom and seating area (20.5m<sup>2</sup>), shower room with basin and wc 6m<sup>2</sup>, kitchen 11m<sup>2</sup> with door to terrace.

First floor has access to two bedrooms with electric shutters 12m<sup>2</sup> and 14m<sup>2</sup>, bathroom with basin, wc and bidet 6.6m<sup>2</sup>.

Second floor bedroom 9.4m<sup>2</sup>, office 5m<sup>2</sup> (currently used as an additional bedroom) both with electric shutters and bathroom with basin and wc.

From the sliding glass doors in the kitchen there is access to a laundry room 8m<sup>2</sup> and a wine cave 9m<sup>2</sup>. Attached stone garage workshop 34m<sup>2</sup>

Detached barn on two levels, on a footprint of approx 100m<sup>2</sup>. Downstairs converted into offices with air conditioning, upstairs unused, exposed beamed ceiling. Opportunity to create a four bedroomed home or gîte subject to correct planning permissions.

In and out driveway with additional parking areas, a good sized manageable garden with mature trees to provide welcome shade in the hot summer months, and a 8x4m pool with outdoor shower. The pool is currently chlorine but can easily be changed to a salt system.

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Information about risks to which this property is exposed is...