

## Saint Jean D'Ataux: 5-bedroom house with barn in a quiet location



## INFORMATION

|             |                    |
|-------------|--------------------|
| Town:       | Saint-Jean-d'Ataux |
| Department: | Dordogne           |
| Bed:        | 5                  |
| Bath:       | 2                  |
| Floor:      | 236 m2             |
| Plot Size:  | 3066 m2            |

## IN BRIEF

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236 m<sup>2</sup> house with upper floor comprising:

- Ground floor: 1 fitted kitchen, 1 pantry/laundry room, 1 dining room, 1 living room/reception room, 1 WC, 1 bathroom, 1 bedroom and 1 covered terrace.

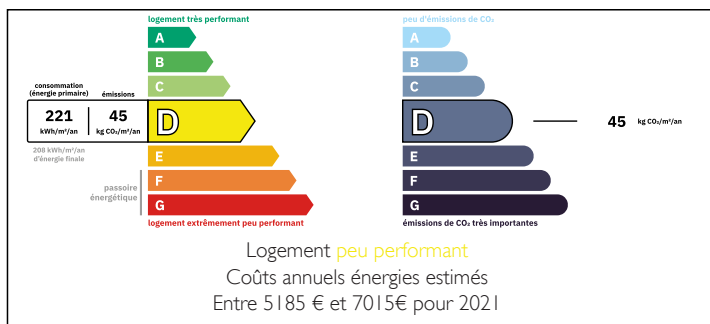
- First floor: 4 bedrooms, 1 bathroom with WC, 1 open room that could be used as a study.

Barn comprising: 1 workshop with office and 1 mezzanine

The advantages of this house:

- 5 bedrooms, including 1 on the ground floor
- 2 bathrooms, including 1 on the ground floor
- Old-world charm: old stonework, beams, fireplaces, terracotta, etc.
- In the heart of a quiet hamlet
- Possibility of acquiring an additional plot of land

## ENERGY - DPE



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

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15 minutes from Saint-Astier with its railway station and access to the A89 motorway

15 minutes from Ribérac

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

## NOTES