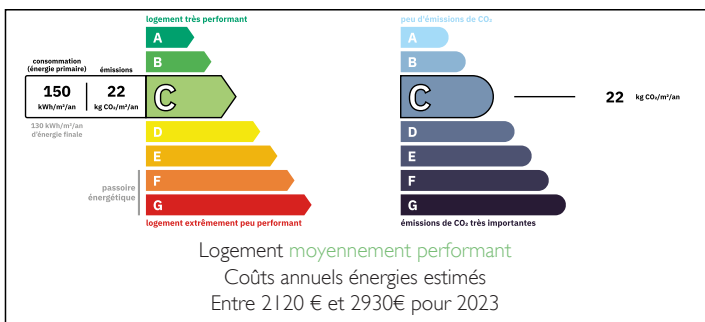


3-bedroom Country House with various Outbuildings, Prairie and Lake. Suitable for Horses - Dordogne.



ENERGY - DPE



INFORMATION

Town:	Saint-Mesmin
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	164 m2
Plot Size:	48307 m2

IN BRIEF

Lovely countryside ensemble comprising a main 3-bedroom house, with basement garage, benefiting from a south-facing aspect and open views over the surrounding countryside. The house offers generous living space with a large, bright living room featuring a wood burner and opening onto a balcony terrace of approximately 35 m² overlooking the land. The house is insulated and fitted with double glazing.

The property also includes an old stone house to renovate, with the roof redone in 2019, offering excellent potential for a gîte or guest house. A large barn of approximately 200 m² with a covered area to the rear and an open hangar completes the ensemble, with views over the fields to the rear.

A detached building with an old bread oven adds further character to the property. The land extends to approximately 11.93 acres and consists...

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

HOUSE

GROUND FLOOR:-

ENTRANCE 3.22m² (1.35m x 2.39m) steps to front door, wood flooring.

RECEPTION ROOM 11.10m² (3.57m x 3.11m) dual aspect, door to terrace, wood floor.

SEPARATE WC 2.26m² (1.68m x 1.35m) WC and hand basin.

LOUNGE 17.50m² (5m x 3.5m) front aspect, wood floor, fireplace.

LIVING ROOM 50.25m² (5.15m x 5m + 3.58m x 6.86m) wood burner, double doors to decked balcony terrace, dual aspect windows, rear door to ramp access, staircase to 1st floor, store cupboard. Corner kitchen with modern fitted base units.

BALCONY TERRACE 35m² - decked terrace to front aspect, views of the land.

FIRST FLOOR:-

LANDING 5m² window to side aspect.

MAIN BEDROOM 19.45m² (3.45m x 5.64m) windows to side aspect, wood flooring, beams

- ENSUITE 10.79m² (3.27m x 3.3m) WC, Italian walk-in shower, hand basin, plumbing connection for a bath, velux window to rear aspect.

- DRESSING AREA 8.1m² (2.63m x 3.1m) velux window.

BEDROOM 2 - 15.35m² (4.15m x 3.7m) wood flooring, velux window, front aspect.

BEDROOM 3 - 10.06m² (3.4m x 2.96 - habitable 2.9m x 2.96m)

BATHROOM 6.24m² (2.11m x 2.73m + 0.6m x 0.8m) WC, shower, hand basin, velux.

BASEMENT:-

Garage, cellar, boiler area 83.73m² (8.39m x 9.98m)

OUTBUILDINGS:-

ANCIENT HOUSE - ground floor and first floor. Old chimney. door to rear aspect. Good roof fitted in 2019.

BARN - approx 200m² with rear covered parking

LOCAL TAXES

Taxe foncière: **612 EUR**

NOTES