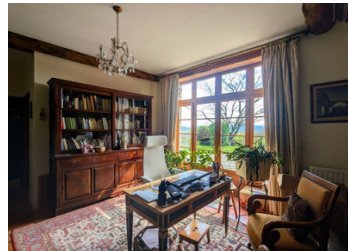
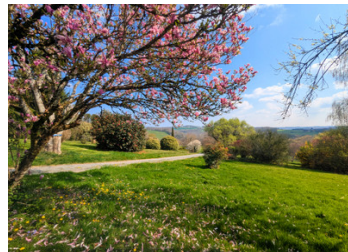


Characterful, spacious 4-bed home with swimming pool sat in 2.6ha with magnificent panoramic views.

EXCLUSIVE



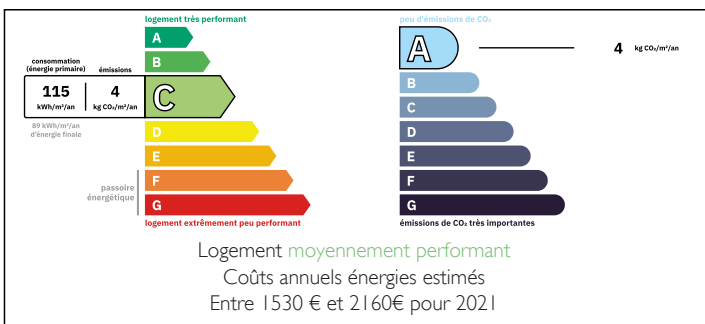
INFORMATION

Town:	Saint-Paul-la-Roche
Department:	Dordogne
Bed:	4
Bath:	3
Floor:	196 m2
Plot Size:	26760 m2

IN BRIEF

This beautiful French country house with its magnificent views offers peace and seclusion in unspoilt surroundings. Spacious and bright, the ground floor has a large kitchen-diner with separate pantry, a grand lounge with a huge feature fireplace, then a further generous reception room flooded with light from full height glass doors. A bedroom with en suite bathroom gives the option of single-storey living. Stairs at each end of the house lead to 2 separate areas on the first floor. The kitchen staircase leads to 2 further bedrooms and a shower room; the reception room staircase leads to a bedroom, a shower room and a store room. These distinct areas could make the property ideal as a B&B. The outdoor areas around the house include a sunny patio with awning to the front, a long shady pergola with grapevines...

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

This beautiful French country house with its magnificent views offers peace and seclusion in unspoilt surroundings. Spacious and bright, the ground floor has a large kitchen-diner with separate pantry, a grand lounge with a huge feature fireplace, then a further generous reception room flooded with light from full height glass doors. A bedroom with en suite bathroom gives the option of single-storey living. Stairs at each end of the house lead to 2 separate areas on the first floor. The kitchen staircase leads to 2 further bedrooms and a shower room; the reception room staircase leads to a bedroom, a shower room and a store room. These distinct areas could make the property ideal as a B&B. The outdoor areas around the house include a sunny patio with awning to the front, a long shady pergola with grapevines and fragrant wisteria at the rear, and a large covered entertaining area to the side which looks on to the swimming pool. A perfect rural retreat for family and friends alike.

This property has double glazing throughout. The heating is provided by an airsource heat pump and the energy performance certificate classification is C. Being an isolated property, the sanitation is taken care of by a septic tank.

LOCAL TAXES

Taxe foncière: 1500 EUR

Taxe habitation: EUR

GROUND FLOOR

KITCHEN DINER (33m²)

This spacious characterful kitchen with its central island has beautiful marble worksurfaces. In the large dining area, a fireplace with wood burning stove and wooden ceiling beams give a cosy farmhouse feel to this family space. There...

NOTES