

A pretty 18th century single storey farmhouse with a guest annex on a hillside with a pool and views



## INFORMATION

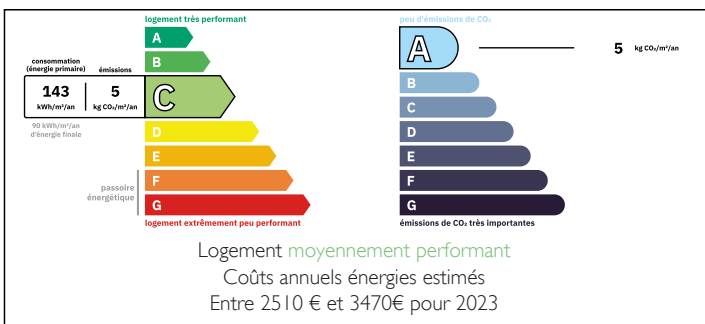
Town:	Badefols-d'Ans
Department:	Dordogne
Bed:	4
Bath:	4
Floor:	224 m2
Plot Size:	4708 m2



## IN BRIEF

A lovely 4 bedroom property with period stone features on an isolated hillside with lovely views, a large garden and a pool. The property is all on one floor and has been neatly restored with high quality materials, and has a one bedroom guest annex, with a kitchen living room.

## 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

Main house

Hall 25 m<sup>2</sup>

Open plan kitchen/dining/sitting room 55 m<sup>2</sup>

Utility room 3 m<sup>2</sup>

1st bedroom 26 m<sup>2</sup>

Washroom with shower, washbasin and w/c 9 m<sup>2</sup>

2nd bedroom 12,5 m<sup>2</sup>

Washroom with bath/shower, washbasin and w/c 5 m<sup>2</sup>

3rd bedroom 12,5 m<sup>2</sup>

Washroom with shower, washbasin and w/c 4 m<sup>2</sup>

Office/sitting room 28 m<sup>2</sup>

Wine room with 2 old stone sinks and a bread oven 26 m<sup>2</sup>

Annex

Open plan kitchen/sitting room 19,5 m<sup>2</sup>

4th Bedroom 15 m<sup>2</sup>

Large utility bathroom with bath/shower, washbasin and w/c 10 m<sup>2</sup>

Outside

Swimming pool 10 x 4 m

Land 4708 m<sup>2</sup>

Amenities by car

Local shops 7 minutes

Local supermarket 13 minutes

Nearest SNCF train station 29 minutes

Nearest airport (Brive) 53 minutes

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

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES