

Large property fully renovated with outbuildings and gite, 2.75 hectares of land with swimming pool.



## INFORMATION

|             |            |
|-------------|------------|
| Town:       | Lanouaille |
| Department: | Dordogne   |
| Bed:        | 9          |
| Bath:       | 7          |
| Floor:      | 450 m2     |
| Plot Size:  | 27500 m2   |



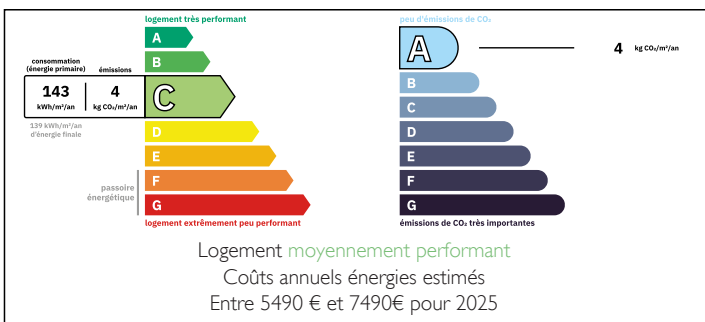
## IN BRIEF

This charming property with 9 bedrooms sits proudly in an exceptional spot not too far from all amenities.

The building has been fully renovated, no work to be done with an energy classification of A and C.

You will find a large outbuilding of 900m<sup>2</sup>, used also partly as a gite/apartment, leaving plenty of possibilities for the building to be used as more living space or other. The property sits on 2.75 hectares of land, a quiet and peaceful area.

## 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

The main house is spacious, full of natural light and offers 450m<sup>2</sup> of living space, composed of an entrance/reception area, a large living room, a kitchen, garages, 8 bedrooms, 7 bathrooms, 7 toilets, beautiful cellar, offering spacious rooms throughout. Ideal for a family home or professional use.

You will also find an independant flat which has been fully renovated.

Outside you will find a covered swimming pool (10x6) and a terrace of 40m<sup>2</sup>, a bread oven, shaded garden with no overlooking neighbours.

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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 foncière: 2981 EUR**

**Taxe habitation: EUR**

## NOTES