

A house with a guest cottage, a swimming pool and stunning views of the countryside in the Périgord Vert regio



INFORMATION

Town:	Chalais
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	180 m ²
Plot Size:	7176 m ²

IN BRIEF

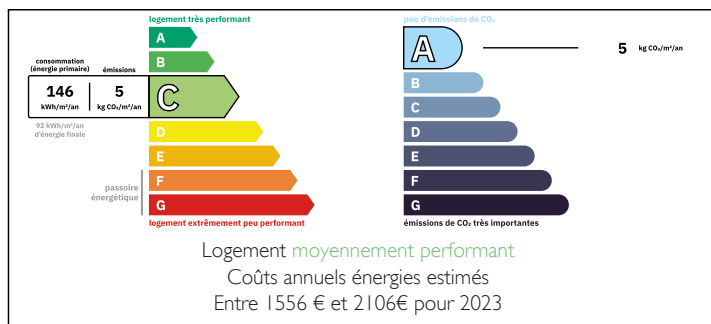
The property comprises:

- 1 main house featuring: 1 entrance hall, 1 toilet, 1 kitchen opening onto a dining room, 1 pantry, 1 living room, 1 bedroom, 1 en-suite with shower room and walk-in wardrobe.
- 1 gîte featuring: 2 bedrooms, 1 shower room with toilet, 1 kitchen opening onto a living/dining room, 1 covered terrace.
- 1 semi-inground swimming pool
- 1 garage

The highlights of this property:

- In a quiet hamlet with no overlooking neighbours
- A modern house with old-world charm
- Potential to create additional bedrooms in the 70 m² attic
- Fitted kitchen opening onto a living/dining room of approx. 40 m² with a wood-burning stove
- 40 m² living room with wood-burning stove and direct access to the terrace

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

If you'd like to live in a property with rustic charm without the drawbacks of older buildings, this house is perfect for you. Built in 2012 with the help of an architect, it has the feel of a restored old farmhouse. It features a holiday cottage, a beautiful garden and a swimming pool. A must-see!

The property is situated in a quiet hamlet, not far from La Coquille and Thiviers.

Two driveways lead to the house, which is very convenient when you're renting out the gîte. Furthermore, the garden and terraces are laid out so that you and your guests can enjoy your privacy. The garden is very well maintained and landscaped, and features a semi-inground wooden swimming pool. There is also a separate garage.

Nearby villages and towns

La Coquille with a railway station 5 km away

Thiviers with a weekly market on Saturday mornings and a railway station 10 km away

Limoges with an airport 50 km away

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