

Detached 4 bedroom property with additional plot of constructable land attached.

EXCLUSIVE



## INFORMATION

Town:	Savignac-de-Nontron
Department:	Dordogne
Bed:	4
Bath:	1
Floor:	88 m <sup>2</sup>
Plot Size:	5200 m <sup>2</sup>

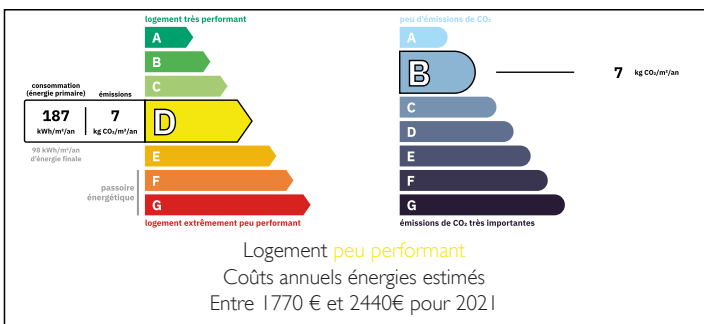


## IN BRIEF

Detached property in a village location, offering spacious rooms throughout and excellent potential for modernization. The property includes a large detached garage. Below the main house is a bedroom, kitchen and WC.

Additional land provides further development potential (subject to permissions). Ideal for buyers seeking space and opportunity to add value.

## 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

You access the property through double gates on to a private gravel drive taking you to the rear of the property for parking. The main front door is in the front of the property. Leading into a hallway and the KITCHEN 14.3m<sup>2</sup>. A room of good proportions with double patio doors on to the front garden. The LOUNGE 19.6m<sup>2</sup> has an open fireplace. The property is double glazed throughout with electric (remote controlled) shutters. There is a large SHOWER ROOM 6.35m<sup>2</sup> with walk in shower and 3 bedrooms all on the ground floor. A separate WC.

BEDROOM 1 13.6m<sup>2</sup>

BEDROOM 2 10.8m<sup>2</sup>

BEDROOM 3 10.8m<sup>2</sup>

Stairs lead to the BASEMENT 40m<sup>2</sup> of the property. A newly installed kitchen is in one corner of the room. A BEDROOM/OFFICE 10m<sup>2</sup> and a separate WC.

### OUTSIDE

A large DOUBLE GARAGE

Parking for 4-6 cars

### ADDITIONAL INFORMATION

Double glazed throughout

Electric remote controlled shutters

Electric thermostatically controlled radiators.

DPE D

Attached additional plot of land. (constructable)  
3100m<sup>2</sup>

Drainage is a septic tank - needs replacing within 4 years

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

## NOTES