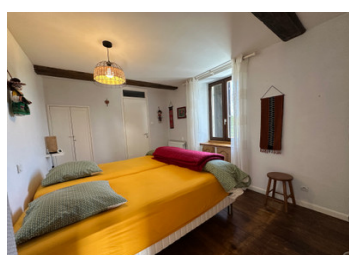


Fabulous 4 bedroomed house, with swimming pool, garden and garage in quiet hamlet in the North Dordogne.



## INFORMATION

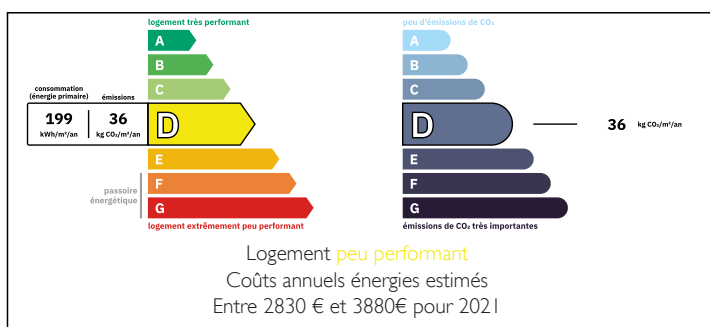
Town:	Saint-Jory-de-Chalais
Department:	Dordogne
Bed:	4
Bath:	4
Floor:	160 m <sup>2</sup>
Plot Size:	2530 m <sup>2</sup>



## IN BRIEF

Beautifully presented property offering spacious and flexible accommodation with 4 bedrooms and 4 bathrooms. The main living space is a large open-plan kitchen and lounge with log burner, leading to a dining/sitting room opening onto a terrace and swimming pool. A ground floor bedroom with en-suite offers ideal single-level living, while the first floor provides two further en-suite bedrooms and a top-floor attic bedroom with bathroom. The house benefits from double glazing, shutters, gas central heating and a well-maintained house including a recently replaced roof on part of the property and garage. Outside, there is a 17m x 4m swimming pool, double garage, two sheds and gardens with countryside views. Located just minutes from Saint-Jory-de-Chalais with local amenities and surrounded by beautiful Dordogne countryside.

## 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 enter the house through a conservatory (18m<sup>2</sup>) into a large open-plan living room with a modern kitchen (40m<sup>2</sup>). The kitchen is well equipped with plenty of storage cupboards and a central island. There is a large log-burning stove and ample space for a lounge area as well.

To the right, you pass through to a dining room / second sitting room (25m<sup>2</sup>), which opens onto the swimming pool and patio area with veranda. Next to this is a ground-floor bedroom (10.5m<sup>2</sup>) with an en-suite bathroom including WC, washbasin and shower.

There is also a utility room (5.25m<sup>2</sup>) with space for a washing machine, tumble dryer and WC. This room also houses the gas central heating boiler.

Upstairs, on the first floor, there are two bedrooms (11m<sup>2</sup> and 12m<sup>2</sup>), both with en-suite bathrooms. A further staircase leads to the attic, which provides a large additional bedroom (18m<sup>2</sup>) with its own bathroom.

The house benefits from double glazing. All windows have wooden shutters, except for the dining / sitting room, which has electric shutters. The property has been well maintained over the years and benefits from a new roof on the garage and the lower part of the house.

Directly in front of the patio is the swimming pool (17m x 4m). The views are superb and the property has plenty of charm and character. In the garden there are two useful sheds and a large double garage, with ample space for a vegetable garden.

The village of Saint-Jory-de-Chalais is just...

## LOCAL TAXES

Taxe foncière:

1274 EUR

## NOTES