

3 Bedroomed hamlet property built in 2010 with barn, heated pool, garden, fields, woodland and lakes

EXCLUSIVE



INFORMATION

Town:	Abjat-sur-Bandiat
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	115 m2
Plot Size:	53308 m2

IN BRIEF

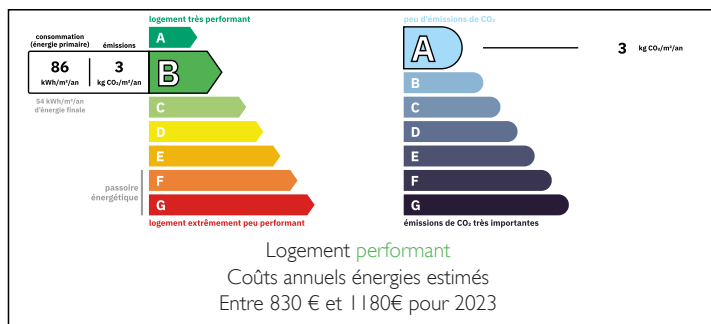
This superb property, built in 2010, is situated on the edge of a peaceful hamlet close to the popular village of Abjat-sur-Bandiat, in the heart of the Périgord Vert. Offering excellent energy efficiency with a B Energy Rating, the house benefits from double glazing, an air source heat pump, underfloor heating and reversible air conditioning.

The spacious accommodation includes a fitted kitchen, dining room, lounge with wood-burning stove, three bedrooms, an en-suite shower room, family bathroom and utility room. Outside, there is a large garage, lean-to and a heated saltwater swimming pool (9 x 4m) built in 2013.

The property is set within approximately 13 acres of beautiful land comprising fields, woodland, two large lakes and a pond, offering privacy, nature and endless possibilities for outdoor activities.



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.



NOTES

DESCRIPTION

This fabulous property, built in 2010, is situated on the edge of a peaceful hamlet close to the popular village of Abjat-sur-Bandiât, in the heart of the beautiful Périgord Vert.

The front door opens into a welcoming entrance hall with a large fitted cupboard to the left and a downstairs WC with wash basin to the right. From the hallway there is also access to the utility room with a doorway out to the garage.

The spacious fitted kitchen offers a double sink and an extensive range of cupboards and worktops. It opens into a bright dining room (23.4 m²) with patio doors leading out to the rear garden. The dining room flows through to the comfortable lounge (21 m²), where a wood-burning stove provides a cosy focal point. Further patio doors open onto the garden, creating a wonderful indoor-outdoor living space.

The property has achieved an excellent **B Energy Rating** and benefits from double glazing throughout. Heating is provided by an air source heat pump, with underfloor heating on the ground floor and radiators upstairs. There is also air conditioning in the lounge and two of the bedrooms, which can also provide warm air during the cooler months.

Upstairs are three generous bedrooms measuring 16.3 m², 11.1 m² and 12.7 m². The principal bedroom benefits from its own en-suite shower room with shower, wash basin and WC, together with a private balcony overlooking the swimming pool and the beautiful surrounding countryside. There is also a family bathroom...