

Former farmhouse fully renovated with barn, situated in a calm spot with pretty panoramic views.



INFORMATION

Town:	Anliac
Department:	Dordogne
Bed:	3
Bath:	3
Floor:	145 m2
Plot Size:	1362 m2



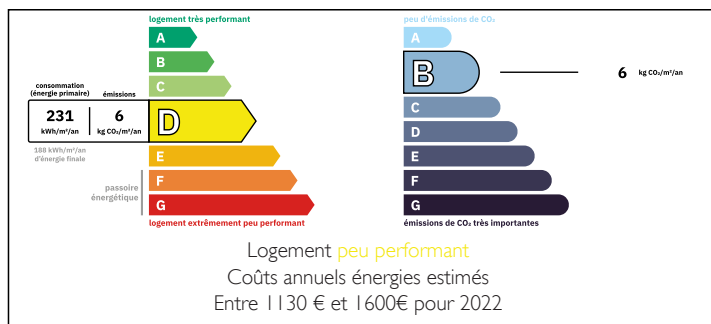
IN BRIEF

Lovely stone property situated in a small hamlet in the countryside with panoramic views in the countryside, a calm spot only 10 minutes from all amenities.

Heat pump central heating (reversible), wood burner or wood pellet burner.

Septic tank up to standards, double glazing and isolation recently fitted.

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 house offers around 100m², composed of an entrance opening onto a living room of 52m² with dining area and fitted kitchen, access onto the terrace and panoramic views.

Second kitchen, utility room and toilet.

First floor: Office/landing opening onto a bathroom, two bedrooms one of which is an en-suite with shower room and WC.

There is a room of 17m² which is attached to the house currently used as a gym, there is also a cellar/basement.

Gite/studio of 27m² with kitchen/lounge, 1 bedroom, shower room and WC.

Barbecue area with bread oven.

Large barn of 260m², possibility to use on two levels, currently used for storage and garage.

Garden of 1362m².

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

LOCAL TAXES

Taxe foncière: 510 EUR

NOTES