

A beautifully restored 3-bedroom farmhouse with a large garden and a pool



INFORMATION

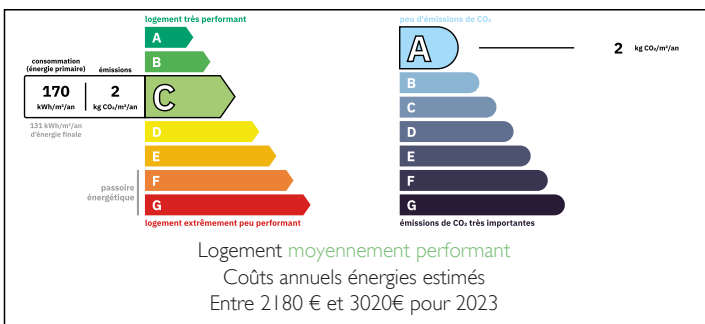
Town:	Sainte-Trie
Department:	Dordogne
Bed:	3
Bath:	3
Floor:	184 m ²
Plot Size:	3831 m ²



IN BRIEF

A house has been restored to a high standard with high quality materials and has a large garden and swimming pool. The property is situated in a tiny, spread-out village that is more of a hamlet of houses with sizable gardens hidden by trees. Very pretty!

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

Ground floor

Sitting room on two levels, lower with fireplace, upper with staircase, total 40 m²

Kitchen 23,5 m²

Dining room with fireplace 25,5 m²

Utility room, (lower ground level) with a shower, washbasin and w/c 7 m²

1st floor

1st bedroom 32 m²

Bathroom with bath and shower, double washbasins and w/c 11 m²

Corridor 3 m²

2nd bedroom 16,5 m²

Washroom with shower, washbasin and w/c 6 m²

3rd bedroom 20 m²

Outside

Barn 60 m²

Smaller barn wing 23 m²

Pool house

Pool 10 x 4 m (with heat pump)

Pool covered eating/sitting area (wooden structure)

Garden shed (for garden machinery)

Up to date septic tank system

Land 3831 m²

Amenities

Nearest shops 9 minutes by car

Nearest supermarket 13 minutes

Nearest train station 30 minutes

Nearest airport (Brive) 45 minutes

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

NOTES