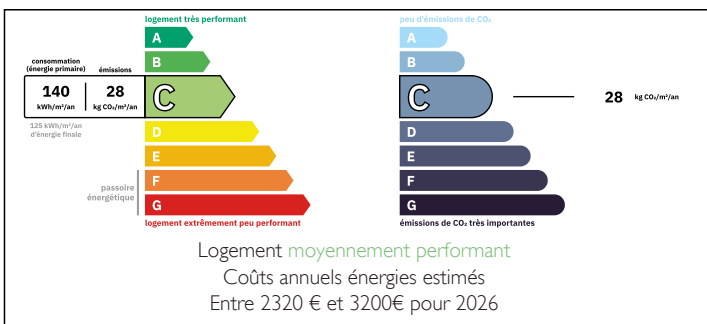


## Renovated single-storey stone house with 4 bedrooms, a garden and an outbuilding

EXCLUSIVE



## ENERGY - DPE



## INFORMATION

Town:	Bassillac et Auberoche
Department:	Dordogne
Bed:	4
Bath:	1
Floor:	155 m <sup>2</sup>
Plot Size:	890 m <sup>2</sup>

## IN BRIEF

For sale: Renovated stone country house with outbuilding

Charming stone country house, ideal as a main residence or holiday home.

Features:

Large living area with kitchen opening onto the dining room.

Cosy sitting room with wood-burning stove.

4 spacious bedrooms.

Large bathroom and plenty of storage space.

Fitted study.

Outside:

Fenced plot with electric gate.

Rear garden, secluded and not overlooked.

Outbuilding comprising an insulated garage and a workshop.

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

For sale: Carefully renovated stone country house

Discover this magnificent stone country house, combining charm and modernity. Set in peaceful surroundings, this property is ideal as either a main residence or a holiday home.

Features of the house:

**Layout:** 1 large living area comprising a kitchen opening onto the dining room, perfect for entertaining.

**Cosy lounge:** A warm and welcoming lounge fitted with a wood-burning stove, ideal for cosy evenings in.

**Bedrooms:** 4 beautiful, spacious bedrooms offering comfort and tranquillity.

**Bathroom:** 1 large, modern bathroom.

**Storage:** Plenty of built-in storage and a study designed for working in peace and quiet.

**Outside:**

Fully fenced plot with an electric gate for added security.

A rear garden, very secluded and not overlooked, perfect for enjoying moments of relaxation in complete privacy.

Outbuilding comprising an insulated garage and a workshop, offering plenty of potential for conversion.

**Energy efficiency:** The house boasts excellent energy efficiency, guaranteeing you comfort and savings.

**Opportunities:** Huge potential for conversion or extension, depending on your preferences.

This house, steeped in history, is sure to charm you with its authenticity and many fine features. Don't miss out on this unique opportunity!

For further information or to arrange a viewing, please do not hesitate to contact us.

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## LOCAL TAXES

**Taxe foncière: 560 EUR**

## NOTES