

Rare property with courtyard, dovecot, swimming pool and outbuildings.



INFORMATION

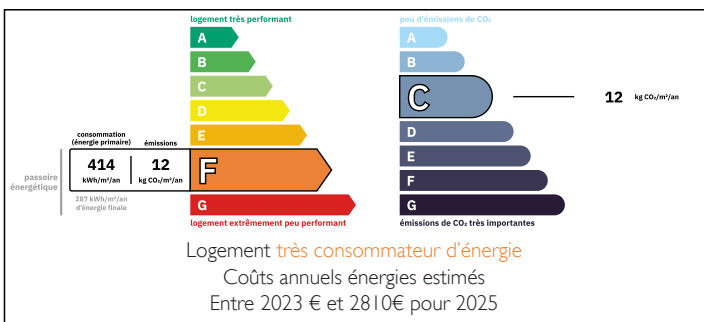
Town:	Saint-Germain-des-Prés
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	87 m2
Plot Size:	24644 m2



IN BRIEF

This property is situated in a beautiful spot with courtyard and surrounded by stone outbuildings. There is an overflowing swimming pool 12x3 opposite the dovecot. This type of property is rare on the market with its authentic stone pisé flooring, stone built outbuildings. There is around 2.5 hectares of land. Must be seen!

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 is composed of an equipped kitchen, dining area and lounge. There is a back room with WC, access to the terrace where you will find the overflowing swimming pool.

Stone staircase leading to two bedrooms with shower and toilet, a large bedroom with shower room, WC and wardrobe.

A beautiful barn of 17x7 with workshop area, summer kitchen, summer bathroom.

A dovecot from the 19th century, a borie, bread oven, overflowing swimming pool of 12m by 3m with electric cover.

You will also find a shaded terrace, carport and a second terrace/balcony.

No overlooking neighbours!

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

NOTES