

A large detached 4 bedroom home with ground floor apartment, games room and workshop. Central village location

EXCLUSIVE



INFORMATION

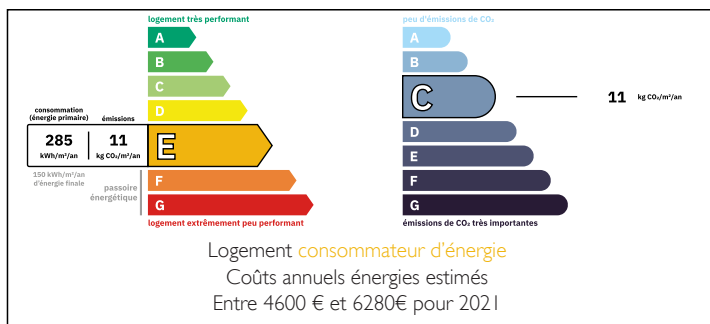
Town:	Abjat-sur-Bandiat
Department:	Dordogne
Bed:	4
Bath:	3
Floor:	170 m2
Plot Size:	1174 m2

IN BRIEF

This detached four-bedroom property is situated in a village location and offers bright, well-proportioned rooms throughout. Outside, the property benefits from a swimming pool, a patio with BBQ and entertaining area, and attractive views across the surrounding fields. There is also a detached games room and separate workshop, providing useful additional space for leisure, storage or hobbies.



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.



LOCAL TAXES

Taxe foncière: 1683 EUR

NOTES

DESCRIPTION

You enter a large gravel driveway through double gates with parking for several cars. You can also drive around the house and have access at the rear of the property to the integrated garage or the detached workshop/garage.

Outside stairs lead to a balcony and the first floor of the property into a hallway. Off the hallway is the KITCHEN 3.6m x 3.3m (11.88m²) a newly fitted kitchen with integrated appliances and island breakfast bar. Glass double doors open onto a bright and spacious LOUNGE/DINER 4.1m x 5.9m (24.1m²) A log burning stove is a nice feature to the room along with wooden floors and floor to ceiling windows at the front of the property. A wide hallway leads to the PRIMARY BEDROOM 4m x 3.9m (15.6m²) with fitted wardrobes and an ensuite SHOWER ROOM 1.2m x 3.2m. Two further bedrooms are on this level along with separate WC and SHOWER ROOM 1.1m x 3m.
BEDROOM 2 3.7m x 3.7m (13.6m²) double room - dual aspect windows
BEDROOM 3 3.6m x 3.7m (13.3m²) double room

Stairs off the hall lead to an attic - ready for conversion.

Stairs off the hallway lead to the ground floor. A hallway then leads to:

The integrated double garage 8.5m x 3.6m (30.6m²) windows and concrete floor.

A UTILITY ROOM 2.9m x 2.3m (6.6m²) with washing machine & tumble dryer and electric hot water tank.

An OFFICE/HOBBY SPACE 4.3m x 3.5m (15m²) ideal for a home office or craft room.

The apartment BEDROOM/LOUNGE 3.9m x...