

Charming 2-Bedroom House with Large Veranda in Abjat-sur-Bandiat, Périgord Vert

EXCLUSIVE



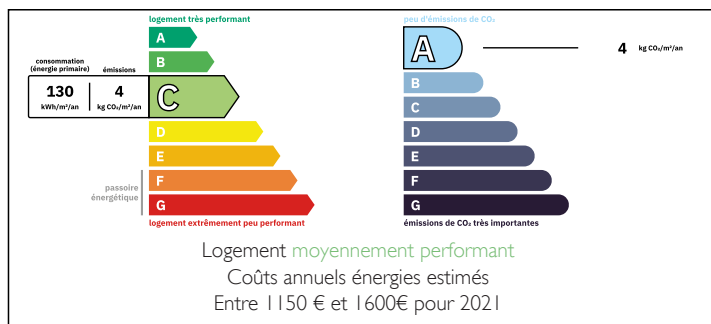
INFORMATION

Town:	Abjat-sur-Bandiats
Department:	Dordogne
Bed:	2
Bath:	2
Floor:	86 m2
Plot Size:	2768 m2

IN BRIEF

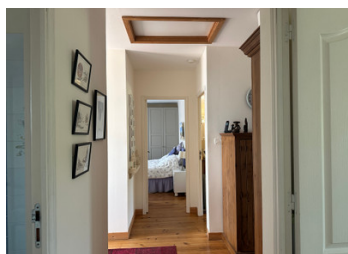
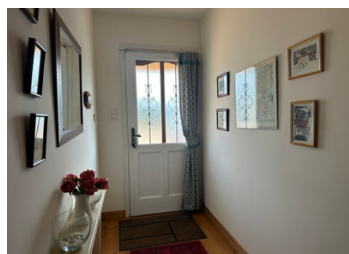
Charming single-storey house with a spacious open veranda and garden, situated in a pleasant village in the heart of the Périgord Vert. Offering approximately 86m² of habitable space, the property comprises a 27m² kitchen/diner, a lounge with wood-burning stove, two bedrooms and two bathrooms. The large 33m² open veranda provides additional space for relaxing and enjoying the garden during the warmer months. Double glazing, electric heating and a conforming septic tank. An easy-to-maintain property, ideal as a permanent home, holiday house or rural retreat.

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.



NOTES

DESCRIPTION

This charming single-storey house offers comfortable and practical accommodation, with a lovely open veranda and garden.

The property is entered via a welcoming entrance hall leading to the main living areas. The spacious 27m² kitchen/diner has a good range of fitted units, plenty of workspace and direct access to the side garden. There are also doors opening directly onto the veranda, making this a pleasant space for enjoying the garden and surrounding countryside. To the side of the kitchen is a handy utility room which holds the electric hot water tank and an additional sink plus plumbing for a washing machine.

There are two bedrooms. The larger bedroom measures approximately 13.5m², while the second bedroom is approximately 10.8m². The property also benefits from two bathrooms, one of which is associated with the larger bedroom.

The 16.9m² lounge has a wood-burning stove, providing a cosy focal point, while electric radiators provide additional heating throughout the house plus underfloor electric heating in both the bathrooms.

Outside, the property has a garden surrounding the house and a spacious veranda, offering an excellent area for outdoor dining and relaxing.

The house benefits from double glazing and a conforming septic tank.

Located in the Abjat-sur-Bandiat area, this would make an ideal permanent home, holiday property or low-maintenance rural retreat. The garden is laid mostly to lawn with flower beds and a veggie patch. There is an under ground water storage tank too.

Lots more photos are available on request.

Measurements are approximate.