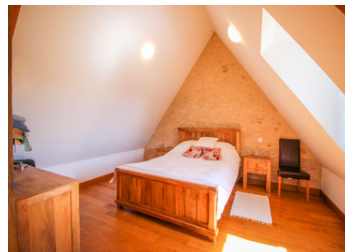


Totally renovated stone house and garden with wonderful view of the Dordogne.



## INFORMATION

Town:	Mauzac-et-Grand-Castang
Department:	Dordogne
Bed:	2
Bath:	2
Floor:	115 m <sup>2</sup>
Plot Size:	2550 m <sup>2</sup>

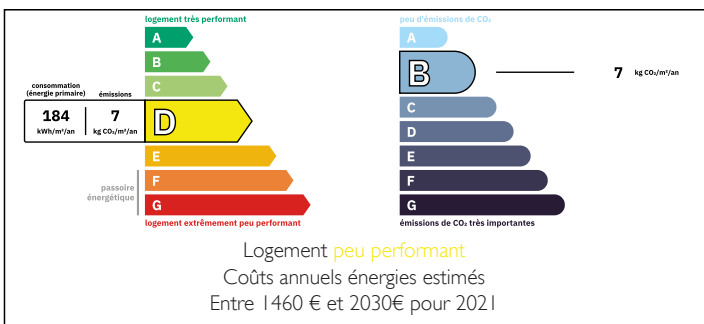


## IN BRIEF

Dating from 1796, this house was redesigned by a local architect who used local craftsmen for its renovation. A superb house not requiring any work, which is ideal as either a holiday home or a permanent residence, being fully equipped with modern comforts.

In an elevated position, it is a minute's walk from the Dordogne River and renowned sailing school. Mauzac is a well-kept village, renowned for its canoeing, water sports, regattas and river swimming. All shopping, including supermarket, is a 5km drive away in Lalinde. Fresh bread is available daily in the village Post Office.

## 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

Large entrance hall, leading to shower room with toilet and laundry area 4,30m<sup>2</sup>, and cupboards 6m<sup>2</sup>  
Small sitting room 5m<sup>2</sup> off entrance hall  
Open-plan fully equipped modern kitchen 17,62m<sup>2</sup> with living room and dining room (33m<sup>2</sup>) giving access to a beautiful sunny terrace of 30m<sup>2</sup> with views.

### FIRST FLOOR

Landing 5m<sup>2</sup>  
Bedroom 1 : 9m<sup>2</sup>  
Bedroom 2 : 12m<sup>2</sup>  
Living room/bedroom: 20 m<sup>2</sup> (open space with a living room area that could easily become a third bedroom by installing a partition)  
Bathroom with bath and shower, double wash basins and toilet  
Two terraces of 10 and 25m<sup>2</sup>.

### Cellar

Garage with workshop 25m<sup>2</sup> (plus area for potential renovation)  
Secluded garden with mature shrubs and trees.  
Sloping rear garden leading to woods

House in excellent condition and decoration

Double glazing

Underfloor central heating on the ground floor and electric radiators elsewhere

Wood stove in the living room and in the entrance hall

Mains drainage

A quality renovation/reconstruction carried out by craftsmen

Bergerac 25km

Lalinde 5km

Mauzac railway station 1km

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Information about risks to which this property is exposed is available on the Géorisques website :

## LOCAL TAXES

Taxe foncière: **1418 EUR**

## NOTES