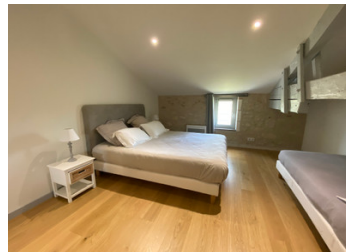


Set of 2 fully-renovated country houses (1 disabled-friendly) with 2 pools and garages on 6 acres of land



INFORMATION

Town:	Montpeyroux
Department:	Dordogne
Bed:	6
Bath:	4
Floor:	372 m2
Plot Size:	14325 m2



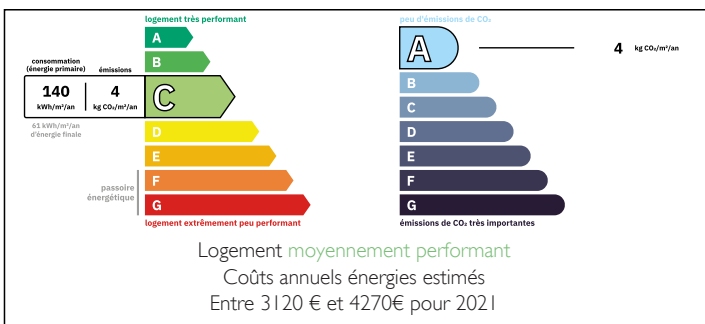
IN BRIEF

A rare opportunity to acquire a set of 2 immaculate country houses linked by a large converted barn, offering 3 bedrooms each, with their own garage and private heated pool. Renovated to a high standard, with wood, stone and metal, they mix the old and the new while providing the best comfort. One of them is disabled-friendly.

Set on 6 acres of land, each house has kept their privacy and is surrounded by a pristine environment, with no neighbour or nuisance. The property is only a few minutes drive to a few character villages with local shops and restaurants.

Ideal for wedding receptions, summer rentals, seminars or a large family project.

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

- House 1 - 160m2-- Contemporary style
- Open plan kitchen/dining/sitting room: 78m2 (height: 6 meters)
- En-suite Bedroom 1 with shower room: 21m2
- Laundry: 5m2
- WC

1st floor:

- Mezzanine: 11m2
- Bathroom with double-sink, bathtub, shower room: 5m2
- Bedroom 2 with fitted cupboard: around 15m2
- Bedroom 3: with fitted cupboard: around 15m2

- Garage : 25m2
- Technical room : 8m2
- Heated Pool 8x4m, on chlorine, steps (depth 1,40m)
- Stone terrace: 80m2

LOCAL TAXES

Taxe habitation: EUR

°°°House 2: 140m2-- Country style - disabled friendly°°

- Open plan kitchen/dining/sitting room: 72m2
- En-suite Bedroom 1 (disabled friendly): 17m2 with shower room: 4m2
- WC: 2,25m2
- Laundry: 3,6m2

1st floor:

- Bedroom 2 with fitted cupboard: 15m2
- Bedroom 3 : 11m2
- WC
- Bathroom with double sink, bathtub and shower: 6m2

- Garage: 20m2
- Technical room: 6m2
- Heated Pool 6x3m - chlorine (depth 1,40)
- Terrace (exotic wood):
- Automatic gates

NOTES