

Recently renovated large family home in the popular village of Mialet with large garden and swimming pool



## INFORMATION

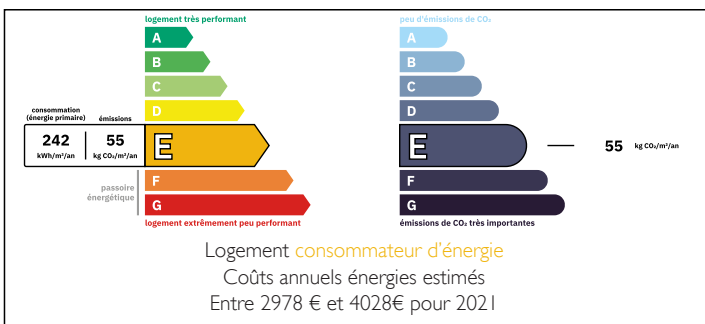
Town:	Mialet
Department:	Dordogne
Bed:	4
Bath:	3
Floor:	167.78 m <sup>2</sup>
Plot Size:	1652 m <sup>2</sup>



## IN BRIEF

Situated within walking distance to the village of Mialet in the North Dordogne this property would make a great family home for holidays or for living here all year round. In the village there is a school, mini supermarket, bakers, butchers, post office, hair dressers, a bar and a small local weekly market.

## 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

You enter the property up some steps into a wide hallway. To the right is a beautifully presented Lounge with patio doors opening out on to the terrace and a log burning stove in the corner. To the left is the first bedroom, again beautifully presented and carpetted. It has a bathroom with a sink, WC and bath with a shower.

There is a separate WC accessed from the hallway and then you go through to the light and airy kitchen with dining area. The kitchen has been recently fitted and has a wide range of cupboards plus a little island in the middle. There is access out to the patio from here.

Upstairs is accessed via the lounge. You will find two bedrooms plus a bathroom and another large room which is currently used as cinema room.

Below the main living area is the sous-sol which houses a utility room, workshop, and a small apartment with its separate access. It has a bathroom, WC, bedroom and a second lounge with little kitchenette.

Outside there is a fully fenced garden with a carport attached to the side of the house with the terrace above. There is a large decked area and a semi-sunken swimming pool. There is a large parking area plus lots of lawn and a hidden garden which would make a perfect vegetable plot plus a well in the garden.

The property benefits from PVC double glazing and...

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES