

Beautifully renovated 3 bed stone townhouse in the countryside



INFORMATION

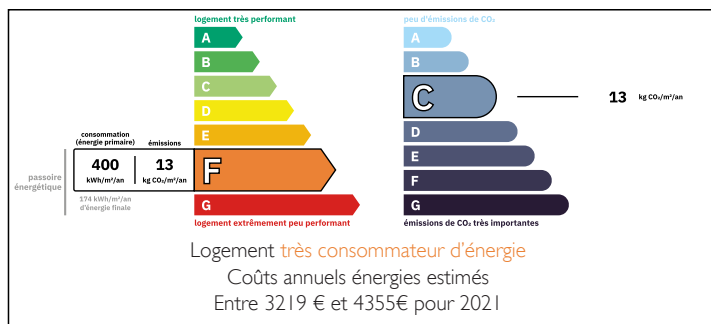
Town:	Sigoulès
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	138 m2
Plot Size:	1513 m2

IN BRIEF

Gorgeous pied-à-terre renovated with superb taste and with style. The main living space on one level, spacious living room with lovely original fireplace to enjoy an open fire plus underfloor heating. Two bedrooms with 2 top quality bathrooms on the groundfloor, the third bedroom in the pigeonier. Bursting with character exposed stone walls, lovely beams. Private walled garden and terrace located in a sleepy hamlet, with views over the vineyards.



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: 878 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

A character property with a lovely warm feel, thoughtfully renovated throughout. The large lounge/ dining room is the main living space, with a beautiful traditional fireplace for the winter evenings, and the underfloor heating adds comfort to all the main rooms. Many original features have been preserved and enhanced with style. The kitchen with quality Bulthaup fittings. Two good sized bedrooms on the groundfloor each with their own bathroom, and you climb a spiral staircase to the cosy mezzanine sitting area, and the 3rd pigeonier bedroom. The French windows from the salon lead to the pretty, walled courtyard garden. For those looking for peace and quiet ,without being isolated this is ideal – in a sleepy little hamlet, with lovely views over the surrounding vineyards and just 5 minutes to Sigoulés, a thriving village with supermarket and restaurants. A perfect lock-up and leave, move in - no work to do!

Sigoulés – 5 minutes: Bergerac with its airport - 20 minutes: Bordeaux – 1 hour 45 minutes.

The property (138m²) comprises:

Ground-floor: Lounge/ Dining Room(33m²) French windows to terrace; Kitchen (12m²) Bulthaup fittings; Bedroom 1(23m²); Shower room(4m²)W.C. Utility room(4m²); Bedroom 2 (20m²) lovely beams, French windows to courtyard. Bathroom(10m²)Bath, shower, W.C.,bidet; Spiral staircase to:

1st Floor: Mezzanine (15m²).Pigeonnier:Bedroom 3 (3.09m x3.99m=12m²).

Heating : Electric underfloor heating + open fire

Outside: Walled courtyard / garden (6.7m x 8.76m= 59m²) Small covered terrace to front entrance door, overlooking the vineyards.

BONUS FEATURES!

- High quality renovation
- Peaceful location
- 5...