

Beautiful location, detached 3 bedroom house plus 2 bed guest house, barn and lovely pool area with views.

EXCLUSIVE



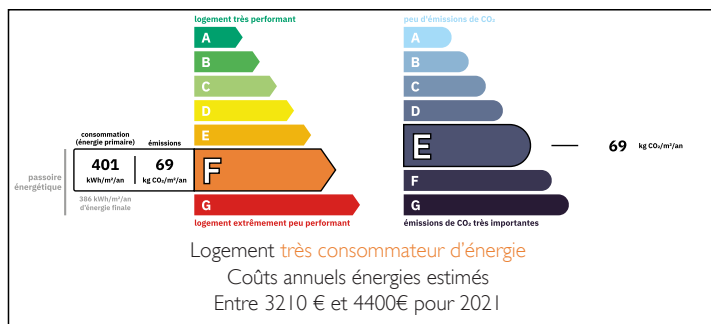
INFORMATION

Town:	Chantérac
Department:	Dordogne
Bed:	5
Bath:	2
Floor:	250 m2
Plot Size:	2460 m2

IN BRIEF

This character property stands completely on its own in a rural location and offers versatile accommodation. A 3 bedroomed farmhouse and a spacious 2 bedroomed guest house are joined by a large barn. An unconverted attic offers potential for more rooms. There are sweeping lawns down to a lovely pool area with beautiful uninterrupted views over the Dordogne countryside. VIEWING RECOMMENDED

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

Guest house:

Entrance from the terraced sitting out area into kitchen dining room, fully fitted with tiled flooring and beamed ceilings. Entrance into lounge 50m² with french doors to front of house, beamed ceilings, tiled flooring and fireplace with wood burning stove.

Bedroom 1 double with beamed ceilings, tiled flooring 20m².

Bedroom 2 double with beamed ceilings, wood flooring 16m².

Bathroom with bath shower, WC and washhand basin, beamed ceilings and tiled flooring.

Farmhouse: Gas central heating

Entrance from the sitting out terraced area into dining room/lounge 35m², fireplace with wood burning stove.

Door to kitchen dining room, with fitted units, tiled flooring and beamed ceiling. Door to front of property.

Inner hallway leads to bathroom with bath, shower, washhand basin and WC, tiled flooring.

Door to downstairs double bedroom with tiled flooring, beamed ceilings and feature fireplace. Direct access onto the terrace overlooking the pool.

Stairs from the lounge lead to landing with sitting area and access to two further double bedrooms, one having a sitting out terrace overlooking lovely countryside and outside stairs leading to the garden. There is a WC and cloakroom on this level.

The Barn is situated between the 2 houses and is 65m², concreted and in good condition. There is a mezzanine level of 45m² which would easily convert to further living accommodation, studio or games room.

Outside the property has mature trees and shrubs, private sitting out terraces and lovely sweeping

LOCAL TAXES

Taxe habitation: EUR

NOTES