

## 2/3 Bedroomed house with beautiful large barn, workshop, garage and swimming pool



## INFORMATION

|             |          |
|-------------|----------|
| Town:       | Mialet   |
| Department: | Dordogne |
| Bed:        | 3        |
| Bath:       | 1        |
| Floor:      | 97 m2    |
| Plot Size:  | 4945 m2  |

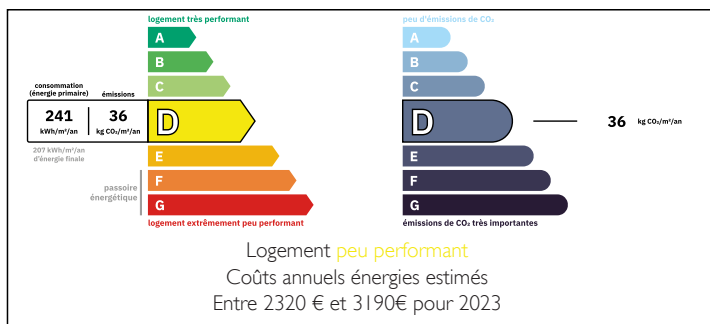
## IN BRIEF

This charming property is located at the end of a small hamlet, near the popular village of Mialet in the northern Dordogne, within the Nouvelle-Aquitaine region of southwestern France.

Set in a peaceful countryside setting, the estate includes the main house, a garage, a studio, and a large barn. The property also benefits from a saltwater swimming pool and a lovely garden, offering an ideal blend of comfort, space, and rural tranquility.



## 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 into a small hallway. To the left is a spacious living room with a corner kitchen, dining area, and lounge, featuring a large log-burning stove. To the right, you'll find a WC, followed by a shower room, and then the first bedroom.

Upstairs, there are two additional bedrooms, one leading through to the other, and a storage room that houses the gas central heating condensing boiler.

Outside, you'll discover a beautifully landscaped garden filled with a variety of plants, shrubs, and fruit trees. The property also includes an in-ground salt water swimming pool with a new liner (2020) and cover, heated by solar panels.

## LOCAL TAXES

Taxe foncière: 564 EUR

A separate building on the property contains a garage, workshop, and a small studio. Additionally, there is a very large barn, ideal for housing a motorhome or cars, or even for conversion into several gites, subject to planning permission.

The area is known for its traditional French rural culture. Local festivals, markets, and events often highlighting regional customs, cuisine, and crafts. The village is surrounded by picturesque countryside typical of the Dordogne, featuring rolling hills, dense forests, and river valleys.. The region offers numerous outdoor activities such as hiking, cycling, fishing, and canoeing, making it an ideal spot for nature enthusiasts. The village has a large reservoir which is very popular with dog walkers and fishermen.

Lots more photos available on request.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr...>

## NOTES