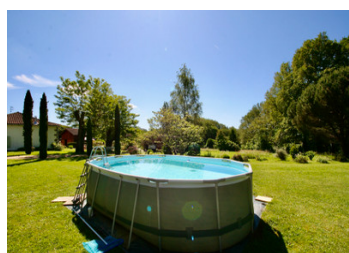


UNDER OFFER. Beautiful 2 bed barn conversion; quiet hamlet location; attached garden & woodland; pool.



INFORMATION

Town:	Soudat
Department:	Dordogne
Bed:	2
Bath:	2
Floor:	120 m2
Plot Size:	5777 m2



IN BRIEF

A beautifully finished 2 bed, 2 bath semi-detached barn conversion in a quiet hamlet location in the commune of Soudat in the picturesque Perigord Vert.

Renovated with taste, this lovely property is available furnished and ready to move into. The house boasts a spacious and bright ground floor space that includes a large salon with wood burner, large kitchen/ dining room also with wood burner, wash/utility room and shower room with WC. Upstairs are two bedrooms and a second bathroom.

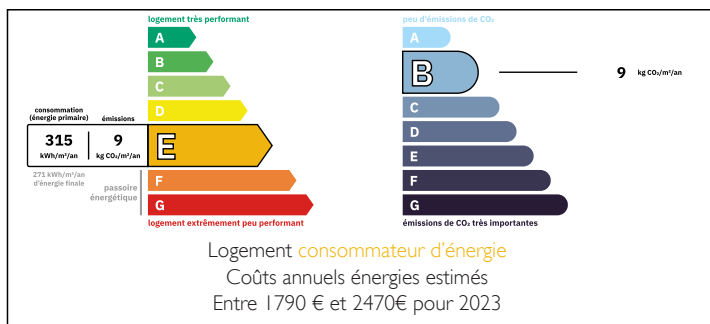
Outside, the attached garden has been very well maintained and in addition to the flower beds, has a lovely terrace with great views. A gravel driveway leads from the entrance gates to the carport with attached workshop.

There are also almost 4 acres of woodland with a

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.

ENERGY - DPE





LOCAL TAXES

Taxe foncière:	690 EUR
Taxe habitation:	EUR

NOTES

DESCRIPTION

Lovely property of about 120m² habitable space in a quiet hamlet location comprising a semi-detached old stone house/ barn conversion, attached garden with above ground pool; carport with large toolshed and attached woodland with lake.

The house has been renovated within the last ten years and everything is in good condition and working order. The roof is insulated and waterproofed, there is double glazing throughout, some interior walls have also been insulated and the septic tank conforms with existing regulations.

On the ground floor is a large kitchen/ dining room (30m²) with wood burner and large glazed doors with views over the beautiful garden. Adjacent to the kitchen, in a semi-open plan space, is the salon (38m²) with large windows, wood burner and double height ceiling of almost 5m. There is also a laundry room/ store room (18.5m²) behind the kitchen with small entrance corridor (3.5m²) and the downstairs shower room with WC (5m²).

A staircase from the store room leads to the master bedroom (29.5m²) with small dressing and WC. Another staircase from the salon leads to the second bedroom (20m²) and upstairs bathroom (7m²) with bath, WC and washbasin.

Outside there is a lovely garden of over 5000m² with pebble terrace, above ground swimming seating area and a smaller tiled terrace with views over the rest of the garden (mainly lawn) and the woodland with lake of 1.5 hectares beyond. The woodland (Ref A31243NJJH24) is also part of the property and both...