

Stunning 6 bedroom barn conversion. Immaculately maintained. A true lifestyle and entertainment property.



## INFORMATION

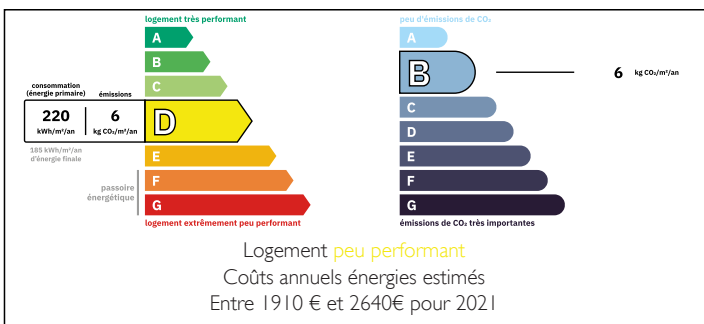
Town:	Saint Privat en Périgord
Department:	Dordogne
Bed:	5
Bath:	3
Floor:	231 m <sup>2</sup>
Plot Size:	2899 m <sup>2</sup>



## IN BRIEF

VIDEOS ON REQUEST. Detached 6 bedroomed barn conversion. The house itself has been superbly designed to give ample living and entertaining space. In addition, the outside space has been designed to provide so many options for your outdoor pleasure with pool area, jacuzzi, summer kitchen and plenty of seating for the largest of gatherings. A separate covered dining come leisure area has been added directly off the kitchen for those al fresco dining experiences in the evening. A terrace off the master bedroom offers private outside leisure space. Whether you love the sun or want a shady nook, this property really does provide for all your outdoor wishes. From the hottest of sunny days to the slightly cooler ones, the layout of the outside space allows full enjoyment of all...

## 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

Entrance hall with double opening into the lounge/dining room over 50 sq.metres with galleried landing, log burning fire, beautiful tiled flooring. Off the entrance hall is a second lounge/snug/office and also a shower room with WC and washhand basin.

Double doors from the lounge take you into the kitchen which is fully fitted with quality units and central dining isle. Seperate laundry/storage room. From the kitchen you will find a covered additional dining room and lounge area with direct access to the garden. There is also a workshop and gym.

There are two double bedrooms on the ground floor with family bathroom and additional full shower room with WC. Stairs from the hallway lead to the galleried landing where you will find the master bedroom with ensuite, and 3 further bedrooms.

The outside space on this property is a delight with so many lovely terraces and sitting out areas. The pool area has a jacuzzi, dining areas, seating area and a summer kitchen. The lawn areas are planted with shrubs and trees giving total privacy. A Beautiful property and very much worth a viewing.

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

## LOCAL TAXES

Taxe foncière: 1244 EUR

Taxe habitation: EUR

## NOTES