

4 bedroomed semi detached house with barn, lake and beautiful garden situated within a small hamlet

EXCLUSIVE



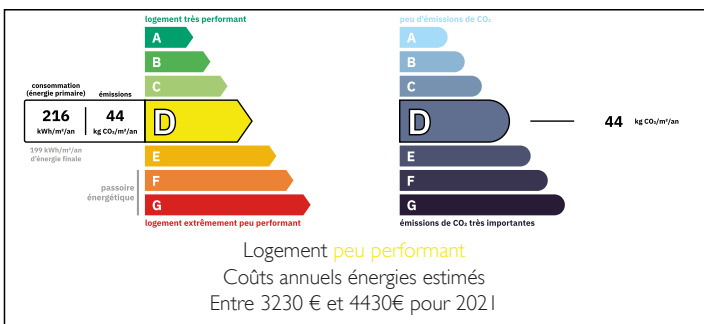
INFORMATION

Town:	Abjat-sur-Bandiât
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	153 m ²
Plot Size:	3411 m ²

IN BRIEF

Abjat-sur-Bandiât is a picturesque commune located in the North Dordogne region of southwestern France. Nestled within the natural beauty of the Parc Naturel Régional Périgord-Limousin, the village is characterized by its charming rural landscape, historic architecture, and tranquil atmosphere.

ENERGY - DPE



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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

Welcome to this delightful property, accessible through a charming courtyard leading to a spacious porch. Upon entry you will find yourself in an expansive Living Room featuring a Dining area, Lounge, Kitchen, and study nook. The ground floor also includes a bathroom equipped with a shower, sink, bidet, and WC, as well as a convenient utility room next to it.

The attached barn can be accessed from either the house or the courtyard. The barn offers a versatile downstairs space and a mezzanine level, currently used as a small gym complete with a sauna.

Upstairs, the property boasts four bedrooms, a well-appointed bathroom, and a separate WC.

Step outside to discover a beautifully landscaped garden adorned with mature shrubs and trees, with a pond nestled at the bottom. The courtyard immediately outside the house is filled with pretty shrubs and features a hot tub for ultimate relaxation. Additionally, there is off-road parking.

Key features of this well-maintained home include double glazing throughout, a newly installed roof on the front of the property in 2023 and on the rear in 2018, oil-fueled central heating, and an insert fireplace in the living room.

This property seamlessly combines rustic charm with modern comforts, making it a perfect countryside retreat.

Lots more photos available on request.

The village of Abjat Sur Bandiat is 3kms away where you will find a bar, a creperie and a Bakers. The Town of Nontron is 10kms away where you fill find super markets, a weekly market, schools...

LOCAL TAXES

Taxe habitation: EUR

NOTES