LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A31370BWI24 Price: 569 100 EUR

agency fees to be paid by the seller

Ideal location for this four bedrooms house, in a green setting and beautifully restored .

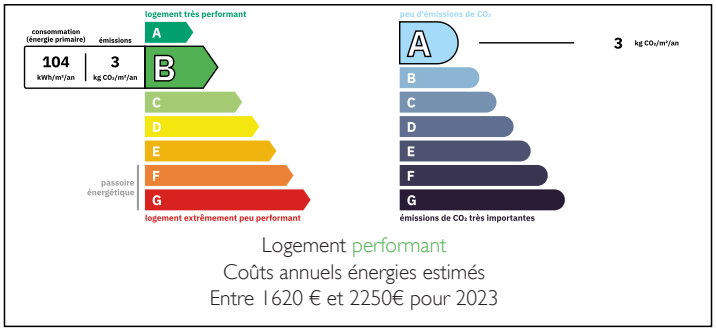
INFORMATION

Town:	Bayac
Department:	Dordogne
Bed:	4
Bath:	3
Floor:	260 m2
Plot Size:	239895 m2

IN BRIEF

Beautiful environment for this property comprising 59 acres(24hectares) of woods(21 ha) and flowered meadows(2,81 ha). A complete renovated stone house including 4 bedrooms, a new kitchen, electricity recently brought up to actual standards, double glazed windows, heating and hot water provided by geothermal system which resulted energy efficiency rating B , large bay windows, a swimming pool(10x6m), All restoration has been made by local artisans. A few minutes from a village with all amenities. High speed internet through 4G. The house is sold furnished with a detailed and priced list available. At 20 mns from Bergerac airport.

ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 1620 € et 2250€ pour 2023

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.

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LOCAL TAXES

Taxe foncière:	**2277 EUR**
Taxe habitation:	**EUR**

NOTES

DESCRIPTION

Built in the 18th century as a small wine growing property, abandoned after the phylloxera hit, it was rediscovered in the 1980's by a French real estate agent, the house has been lovingly restored and extended. The current owners bought the property 22 years ago and over the years made a complete renovation using skilled artisans and high quality materials. The house has been upgraded to modern standards with geothermal heating and double glazing. Nestled in the middle of its 59 acres, the house is surrounded by unspoiled and unique nature. Its flowered meadows offer an enormous diversity of herbs an pollinating insects. On the back of the house there is the deciduous forest with century old oaks that stretches well into the valley, where deers and foxes live.

Detailed description of the house: after entering the house through the front door and passing the entrance(9,30m2) with the facility room and a separate toilet, you enter in the large living room(40m2). The stone built fireplace with woodburner, beamed ceiling, parquet floor, and many windows give it a cozy atmosphere and never ending views on the nature which surrounds the house. Continuing onwards, is the very nice dining room(30m2). It is perfect for a large family and friends gathering. Fireplace, exposed beams and a large built in cupboard which offers ample storage space. Onto the kitchen (20m2) which has been completely renovated and extended by the current owners. It is modern and luminous, has "dalle...