

Set of three stone buildings, swimming pool, terraces, meadows and woodland.



INFORMATION

Town:	Savignac-de-Miremont
Department:	Dordogne
Bed:	11
Bath:	6
Floor:	409 m ²
Plot Size:	0 m ²



IN BRIEF

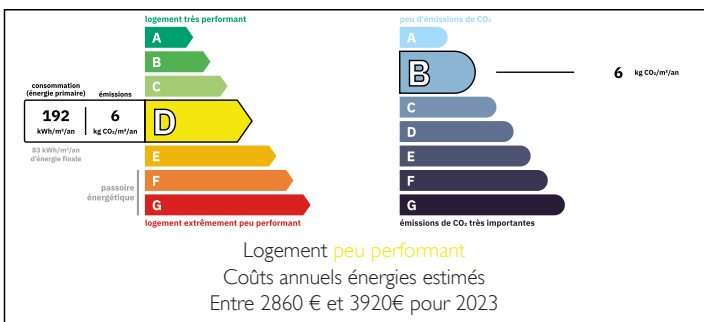
Charm full property - set of three stone buildings on the heights of a typical village.

The first house is spread over three levels and features on its ground floor a spacious kitchen/dining room, a living room with fireplace and a master bedroom with ensuite shower room. Five further bedrooms, three bathrooms and a toilet are located on the upper and lower (garden) floors.

The second house comprises a kitchen, dining room and large living room on the ground floor. Upstairs are three bedrooms, a bathroom and a separate toilet.

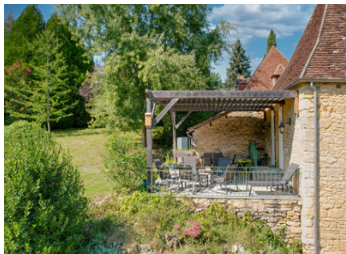
The third building closes off this large courtyard and is currently used as a games and leisure area, with a dormitory on its first floor. This building offers several other possibilities of uses, however.

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

A former 18th century coaching inn and forge, this charming property comprises three stone buildings on the heights of a small village typical of the Périgord region is appears ideal for hosting and sharing memorable moments..

The first house has 200 m² of living space, is spread over three levels, and includes on its ground floor a spacious kitchen/dining room, a charm full living room with fireplace and a master bedroom with en suite shower room. On its lower floor (garden level) and upstairs you will find five further bedrooms, three bathrooms and a toilet.

The second house comprises a kitchen, dining room and large lounge on the ground floor. Upstairs are three bedrooms, a bathroom and a separate toilet.

The third stone building closes off this large courtyard and is currently used as a large games and leisure area with billiards, table football and reading areas. The first floor is currently used as a large dormitory, but the use of this building could be reviewed as it offers numerous possibilities!

A large (70 m²) covered terrace invites you to relax on long summer days, overlooking the pool area below, which is ideally located, being both central to the property and set back from the courtyard. This area has its own covered terrace as well as an enclosed space that can be used as a pool house, separate office or additional spare bedroom.

Several other terraces, a large wooded parking area with capacity for 14 cars and a large...

LOCAL TAXES

Taxe foncière: 2778 EUR

Taxe habitation: EUR

NOTES