

An ancient and beautiful 5 bedroom property, consisting of a house, guest house, cottage, barn and a pool



INFORMATION

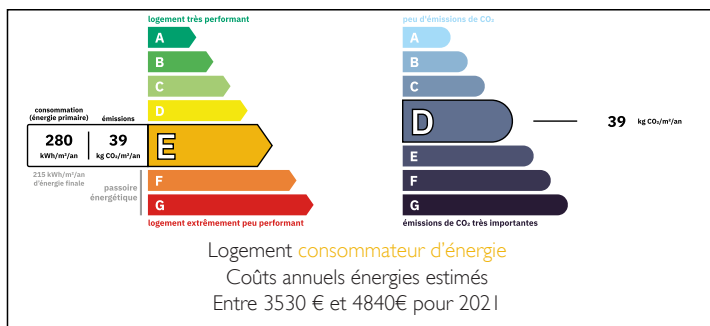
Town:	Temple-Laguyon
Department:	Dordogne
Bed:	5
Bath:	4
Floor:	278 m2
Plot Size:	2618 m2

IN BRIEF

This stunning property at the edge of a tiny and very ancient country village has been carefully renovated, consisting of a 3 bedroom house, a 2 bedroom guest house, a barn and a tiny cottage that remains interiorly unrenovated leaving a possible project for the future. All the buildings are detached and are at various locations in a beautifully maintained garden that slopes SW towards the view over the countryside. The bathrooms, Kitchens and bedrooms are up to date and well equipped and so one need only unpack to have a property completely ready to move into.



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.



LOCAL TAXES

Taxe foncière: 843 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Property depicted on the cadastre Napoléon of 1812

Main house

Open plan kitchen/dining room with French doors onto terrace and wood burner 52 m² (total)

Washroom with shower, washbasin and w/c 6,5 m²

Utility room and adjoining storeroom 16 m² (total)

Garage with interior access 19 m²

Sitting room (off the kitchen) with large fireplace and wood burner French windows onto the terrace 30 m²

Study 5 m²

First floor (accessed by either rear or main staircase)

Landing 4 m²

1st bedroom with window facing the court 17 m²

Large modern washroom with bath, double washbasin and w/c and large window 10 m²

2nd bedroom with a window each side 19 m²

Dressing room 4 m²

3rd bedroom (on a mezzanine floor) 18 m²

Guest house (similar epoch to the main house)

Ground floor

Large open plan kitchen/dining room/sitting room with 2 French doors and a large fireplace with wood burner 58 m²

W/c 2 m²

First floor

Landing 3 m²

4th bedroom with widow facing the garden 15 m²

Washroom with shower, washbasin and w/c 3,5 m²

5th bedroom with window facing the garden 11 m²

Washroom with shower, washbasin and w/c 4 m²

Basement

Small cellar

Outside

Small stone cottage (in the court facing the main