

Set of two stone houses, barn, swimming pool and views

EXCLUSIVE



## INFORMATION

Town:	Val de Louyre et Caudeau
Department:	Dordogne
Bed:	4
Bath:	3
Floor:	205 m <sup>2</sup>
Plot Size:	4898 m <sup>2</sup>

## IN BRIEF

This lovely property will welcome you with a shaded parking area, its gate then opens onto a very charming private courtyard that is central to the three buildings, framing a superb view overlooking the rolling hills and countryside.

The ground floor of the first house features a spacious entrance, a kitchen accommodating a dining table, a large bedroom with bathroom / WC and a separate shower room with WC, for guests. Upstairs you will find a superb lounge and a bedroom.

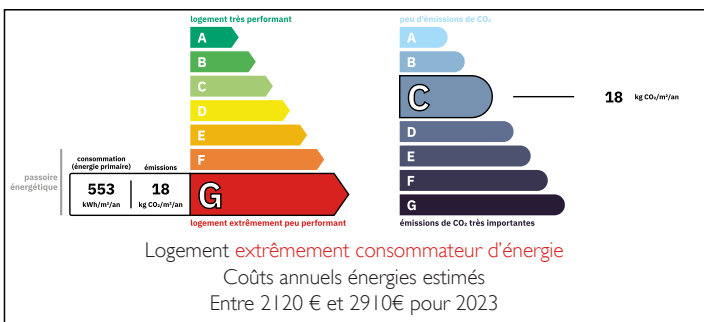
The guest house comprises a kitchen and dining room, a living room (which could be an additional bedroom), a bedroom and a separate bathroom with WC. The first floor/attic offers interesting conversion possibilities.

The barn is currently divided into a garage and a

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.

## ENERGY - DPE





## LOCAL TAXES

Taxe foncière: 2017 EUR

Taxe habitation: EUR

## NOTES

## DESCRIPTION

MAIN HOUSE - totalling 143 m<sup>2</sup>

GROUND FLOOR

Kitchen 26 m<sup>2</sup>

Dining room/office 17 m<sup>2</sup>

Shower/WC 3.5 m<sup>2</sup>

Bedroom 23 m<sup>2</sup>

Bathroom/WC 7 m<sup>2</sup>

Dressing room/office 6 m<sup>2</sup>

FIRST FLOOR

Large 50 m<sup>2</sup> (65 m<sup>2</sup>) living room

Bedroom 11 m<sup>2</sup> (18 m<sup>2</sup>)

GITE - totalling 60 m<sup>2</sup> (+ 22 m<sup>2</sup> of convertible attic space)

GROUND FLOOR

Dining kitchen 20 m<sup>2</sup>

Living room 23 m<sup>2</sup>

Corridor 1, 5 m<sup>2</sup>

Bedroom 11.1 m<sup>2</sup>

Bathroom/WC 4.1 m<sup>2</sup>

FIRST FLOOR

Attic suitable for conversion potentially adding 22 m<sup>2</sup> of living space

EXTRAS

Chlorine pool 8x4m

Pool house 10 m<sup>2</sup>

Garage 20 m<sup>2</sup>

Workshop 12 m<sup>2</sup>

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