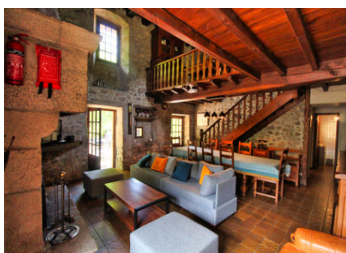


Authentic Périgoudine stone house with 6 bedrooms, garage, courtyard, swimming pool and enclosed garden



INFORMATION

Town:	Abjat-sur-Bandiat
Department:	Dordogne
Bed:	6
Bath:	3
Floor:	177 m2
Plot Size:	2783 m2

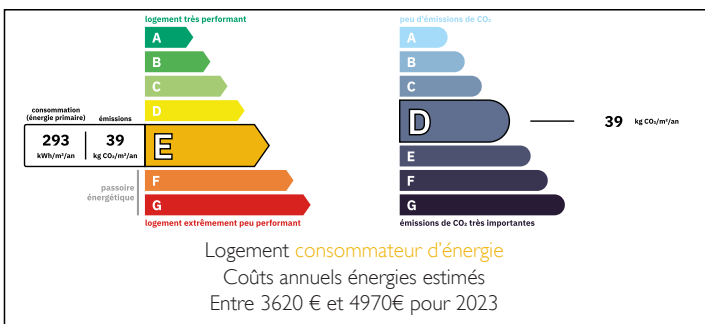
IN BRIEF

This property is located in the Périgord verg, in a quiet hamlet 10 minutes from Nontron, one of the three sub-prefectures of the Dordogne, and is surrounded by the forest of the Périgord-Limousin Natural and Regional Park.

Here you have an authentic Périgoudine in perfect structural condition, with a large fireplace, exposed beams and stonework, set in 2783m2 of enclosed grounds.

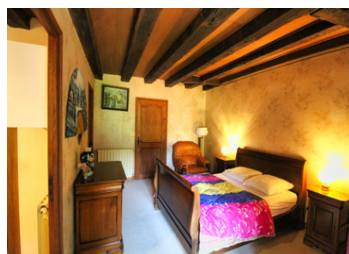
There's also a garage, a carport, a functional well, a recently installed swimming pool and a jacuzzi spa. Ideal as a second home with 6 bedrooms and three bathrooms/water, but could also become a main residence.

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

Stone house comprising first floor with kitchen, storeroom, laundry room, cellar, boiler room, lounge, living room, wc, second floor, mezzanine, two bedrooms, shower room, wc, third bedroom with bathroom, dressing room and second floor, three bedrooms, shower room, wc. Garage and courtyard. Swimming pool and enclosed grounds. Land 2783m².

Ground floor

Kitchen: 21m²

Back kitchen/laundry room: 13m²

Living room: 36m²

1st floor

Mezzanine: 18m²

Bedroom 1 with bathroom: 16.5 and 5.2m²

Bedroom 2: 10m²

Bedroom 3: 11m²

Shower room: 3.6m²

2nd floor

Bedroom 4: 10.5m²

Bedroom/study: 7m²

Bedroom 6: 12m²

Shower room: 5.6m²

Recent chlorine pool 3m x 8m

LOCAL TAXES

Taxe foncière: 1200 EUR

Taxe habitation: EUR

NOTES

The house is in perfect structural condition, with solid wooden floors and hourdis floors (on the 1st floor), a large original open fireplace, a beautiful wooden staircase and exposed stonework.

Please note that the septic tank is not compliant.

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