

UNDER OFFER Spacious and beautifully presented family home. 3/4 bedrooms, pool, large garden, barns & Gite.

EXCLUSIVE



INFORMATION

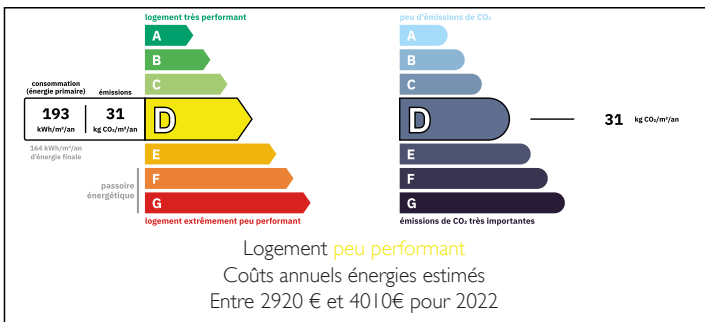
Town:	Saint-Saud-Lacoussière
Department:	Dordogne
Bed:	5
Bath:	3
Floor:	153 m ²
Plot Size:	14092 m ²



IN BRIEF

A beautiful family home with 3/4 bedrooms and a detached one bedroom gite with kitchen, lounge & shower room. A large well maintained garden with stunning views across the fields. A large attached barn, garage, further outbuilding ready for conversion, gravel driveway for several cars. Private & not over looked. Easy access to the village of Saint Saud.

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

You enter the property through double gates on to a gravel driveway, space for at least 4 cars. To the left is a detached one bedroom gite with private garden and hot tub. You enter the main house through the front door leading directly into the KITCHEN 4.9m x 7.5m (36.75m²). A farmhouse style, wooden cupboards, beams and range cooker set in a brick fireplace. A large DINING AREA leads into a CONSERVATORY 3.4m x 5.8m (19.72m²). A great family space currently furnished with sofas looking out over the garden and pool. Off the dining area is a utility room & WC . The kitchen has a doorway into the LOUNGE 7.5m x 5m (37.5m²) A log burning stove is a focal point for this room. With carpets, it is a nice cozy room in the winter. The lounge is 'L' shaped and a dining table sits nicely in the window over looking the ornamental fish pond. Stairs lead from the kitchen to the first floor. Off the landing are 2 bedrooms. One BEDROOM 3.4M x 3.2m (10.88m²) with a raised double bed & another double BEDROOM 3m x 3.9m (11.7m²). A modern newly fitted BATHROOM 3.3m x 1.9m (6.27m²). A master suite has been recently decorated BEDROOM 3.9m x 4m (15.6m²) and DRESSING ROOM/ BATHROOM 3.5m x 3.9m (13.65m²) The house is double glazed throughout. Off the landing are stairs leading to a converted ATTIC ROOM 5.1m x 7.8m (39.78m²) a great...

LOCAL TAXES

Taxe habitation:

EUR

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