

Splendid 9 bedroom house of character on a hillside with views, set in 3ha that descend down to the river



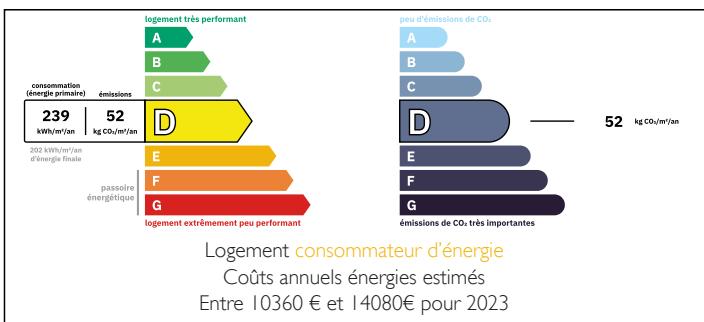
## INFORMATION

Town:	Payzac
Department:	Dordogne
Bed:	9
Bath:	4
Floor:	0 m2
Plot Size:	29182 m2

## IN BRIEF

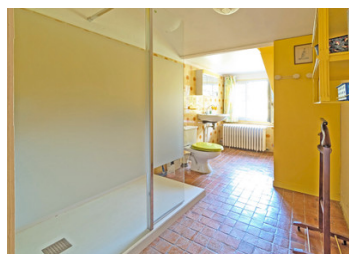
Older buildings renovated 50 years ago by the current owners using high quality materials, into a wonderful rambling house with an ancient period feel, a family house of eminence. The property is set in a mature garden with lower meadow and woodland that reaches the River Auvezère.

## 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 habitation:

EUR

## NOTES

## DESCRIPTION

Lower floor

Entrance hall/library 38 m<sup>2</sup>

Boot room 25 m<sup>2</sup>

2 x storerooms total 5 m<sup>2</sup>

1st bedroom 20 m<sup>2</sup>

Washroom with shower washbasin and w/c 7 m<sup>2</sup>

2nd bedroom 20 m<sup>2</sup>

2nd kitchen 11 m<sup>2</sup>

Boiler-room 37 m<sup>2</sup>

Upper (main floor)

Cloak room 10 m<sup>2</sup>

Large sitting room with fireplace 56 m<sup>2</sup>

Main kitchen with breakfast area 25 m<sup>2</sup>

Utility room 16 m<sup>2</sup>

Office 15 m<sup>2</sup>

W/c 2 m<sup>2</sup> with washbasin 2 m<sup>2</sup>

Washroom with bath, bidet and w/c 7 m<sup>2</sup>

3rd bedroom 16 m<sup>2</sup>

Washroom with shower washbasin and w/c 7 m<sup>2</sup>

4th bedroom 20 m<sup>2</sup>

Annex attached

Small hall 3 m<sup>2</sup>

3rd Kitchen 12 m<sup>2</sup>

5th bedroom/sitting room 38 m<sup>2</sup>

Washroom 3,5 m<sup>2</sup>

W/c 1,5 m<sup>2</sup>

Mezzanine

6th bedroom 8 m<sup>2</sup>

Spare room 12 m<sup>2</sup>

7th bedroom 14 m<sup>2</sup>

8th bedroom 14,5 m<sup>2</sup>

Spare room 20 m<sup>2</sup>

9th bedroom 11 m<sup>2</sup>

Attic landing 33 m<sup>2</sup>

Outside

Garage 63 m<sup>2</sup>

Bread oven

Covered well (with water)

3 ha of land from the house to the River Auvézère

Amenities