

5 bedroomed stone house, in a quiet hillside hamlet, 2 garages, garden and pool

EXCLUSIVE



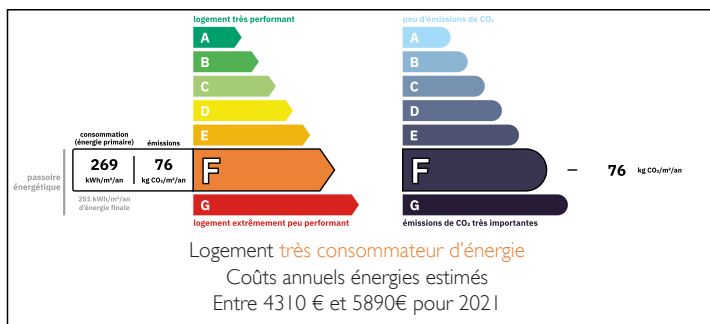
## INFORMATION

|             |              |
|-------------|--------------|
| Town:       | Saint-Rabier |
| Department: | Dordogne     |
| Bed:        | 5            |
| Bath:       | 2            |
| Floor:      | 140 m2       |
| Plot Size:  | 1028 m2      |

## IN BRIEF

Stone property of 140m2 with a large sitting/dining room (40m2) featuring a period fireplace and exposed beams. There is a fitted kitchen (15m2) and a bath/shower room, sink and toilet (8m2). Upstairs are 5 bedrooms, an office area/ a tv area, 1 box room, a shower room and separate WC. Set in a garden of 1028m2 with a swimming pool and a covered terrace (15m2). The house is in good general condition. The property has a swimming pool 6m x3m, two garages and is currently rented as a holiday let for 1200 euros a week. It has a period fireplace with a log burner and oil central heating. There is wine cellar located in one of the garages.

## 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

This stone property has many period features and is located in a hamlet on the top of a hill with countryside views. Enter into the fitted kitchen (15.5m<sup>2</sup>) which leads into the sitting/dining room (40m<sup>2</sup>) which has a magnificent period fireplace currently equipped with a log burner and exposed beams. A hall leads off the kitchen (15m<sup>2</sup>) to a downstairs shower/bath room and toilet (8m<sup>2</sup>) and access to one of the garages which has a metal grill leading down to a cave or wine cellar. Stairs from the hall lead up to the 5 upstairs bedrooms (12m<sup>2</sup>, 10m<sup>2</sup>, 12m<sup>2</sup>, 9.5m<sup>2</sup>, 6m<sup>2</sup>) There is an office area and or tv area 7m<sup>2</sup>, with velux windows. There is a second upstairs shower room and toilet (3m<sup>2</sup>) and a separate WC (1.6m<sup>2</sup>) .

Outside, there is a large, covered terrace (15m<sup>2</sup>) on the side of the house and a fenced garden of 1028m<sup>2</sup> featuring a swimming pool of 6mx3m. There is a second garage located a few meters away from the house.

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

## LOCAL TAXES

Taxe foncière: 974 EUR

## NOTES