

Authentic Périgord Stone Home with Gîte, Pool and Barn to Develop



INFORMATION

Town:	Faux
Department:	Dordogne
Bed:	4
Bath:	3
Floor:	197 m2
Plot Size:	5036 m2

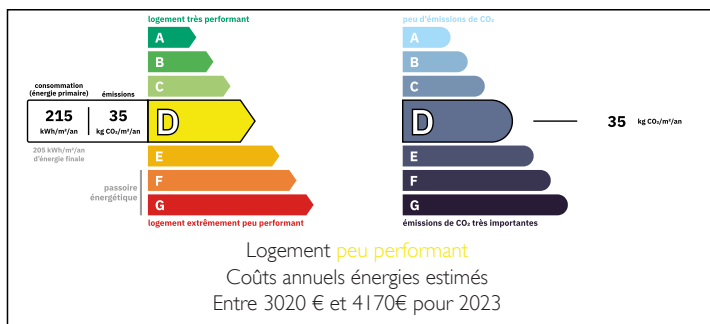
IN BRIEF

Nestled in a peaceful village setting, this beautifully presented stone property combines traditional character with modern comfort. The main house offers a welcoming family home, featuring exposed beams, a cosy wood burner and a light filled living space that opens onto the garden and pool terrace.

An attached self contained gîte provides excellent guest accommodation, granny flat or a ready made rental opportunity, complete with its own kitchen, living/sleeping area and private outdoor space.

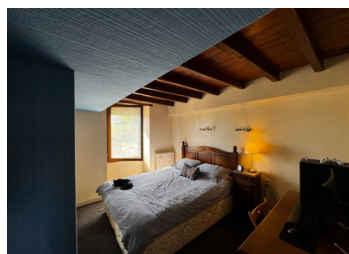
Outside, the level gardens frame a sun-drenched swimming pool, perfect for those summer days, while a large stone barn offers exciting potential for further development - whether as additional accommodation, a studio, or workshop. A separate garage, laundry room and wine cave complete the ensemble.

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

Glass porch lead to front door, and into living/dining room with recently installed wood burner 42 m². Through to kitchen with range of fixed and free standing units, electric hob, 13.5m². From dining area, access to downstairs wc and storage areas. From living room, door to bright and airy sun room (30m²) overlooking garden and pool, underfloor heating. Access to gîte - bedroom and seating area (20.5m²), shower room with basin and wc 6m², kitchen 11m² with door to terrace.

First floor has access to two bedrooms with electric shutters 12m² and 14m², bathroom with basin, wc and bidet 6.6m².

Second floor bedroom 9.4m², office 5m² (currently used as an additional bedroom) both with electric shutters and bathroom with basin and wc.

From the sliding glass doors in the kitchen there is access to a laundry room 8m² and a wine cave 9m². Attached stone garage workshop 34m²

Detached barn on two levels, on a footprint of approx 100m². Downstairs converted into offices with air conditioning, upstairs unused, exposed beamed ceiling. Opportunity to create a four bedroomed home or gîte subject to correct planning permissions.

In and out driveway with additional parking areas, a good sized manageable garden with mature trees to provide welcome shade in the hot summer months, and a 8x4m pool with outdoor shower. The pool is currently chlorine but can easily be changed to a salt system.

Information about risks to which this property is exposed is...

LOCAL TAXES

Taxe foncière: 1236 EUR

Taxe habitation: EUR

NOTES