

Stone house of 10 rooms 3 bathrooms, kitchen. barn with workshop. swimming pool, outbuildings, garden



INFORMATION

Town:	Douzillac
Department:	Dordogne
Bed:	7
Bath:	3
Floor:	240 m2
Plot Size:	6021 m2

IN BRIEF

Come discover this beautiful stone house in a charming hamlet.

This property with a surface area of 240m2 offers:
an entrance on the kitchen, a bath salel wc and a
living room.

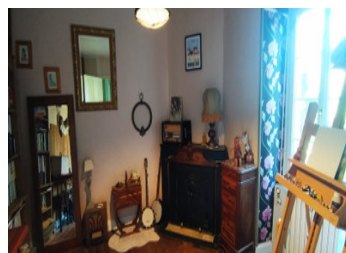
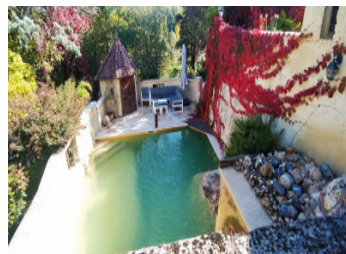
Access to large living room with fireplace. of 41 m2
Through a corridor leading to 3 bedrooms, one with
bathroom and toilet.

Possibility to reach the floor by private staircase to two other communicating rooms..

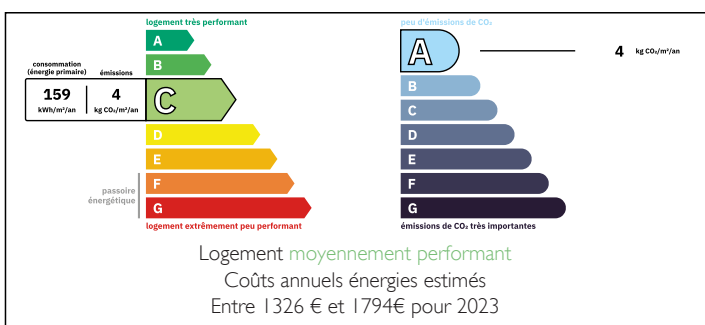
A second staircase allows access to the floor overlooking a vast living room or games room or home cinema. Two additional bedrooms with a bathroom and wardrobe.

On the southern part, there is a large and beautiful wooden terrace allowing to spend pleasant moments. 2 additional terraces complete this property.

A pool dug on the rock with a waterfall offers an ideal place to cool off during the summer.

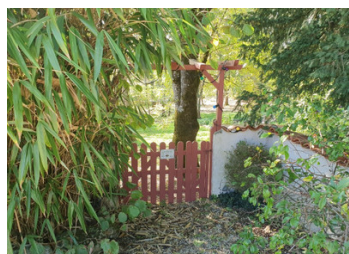


ENERGY - DPE



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 foncière:	2189 EUR
Taxe habitation:	EUR

NOTES

DESCRIPTION

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Through a corridor leading to 3 bedrooms, one with bathroom and toilet.

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A chlorine pool carved into the rock with a waterfall offers an ideal place to cool off during the summer.

A beautiful barn in rubble with an airy roof offers a beautiful volume of storage and garage. From inside the barn, access to an attic with a private shower and its water heater.

Shed and terrace overlooking the garden and stream.

Japanese-style basin fed by water from the stream decorates this garden with its gazebo

Finally, an independent space close to the house of 20m2 for professional activity is available.

Wood heating with a thermodynamic cumulus.

Revitalizing place without joint ownership vis-à-vis.

The river of the Isle is not far and ideal for fishing lovers.

15 minutes from Mussidan with all shops, medical center, train station and A89.

1h from Bordeaux and 45 minutes from Bergerac airport.

To...