

## Saint Jean d'Ataux - House with barn and swimming pool on a plot of 30,700 m



## INFORMATION

|             |                      |
|-------------|----------------------|
| Town:       | Saint-Jean-d'Ataux   |
| Department: | Dordogne             |
| Bed:        | 4                    |
| Bath:       | 3                    |
| Floor:      | 272 m <sup>2</sup>   |
| Plot Size:  | 30704 m <sup>2</sup> |

## IN BRIEF

Dordogne – Périgord  
Saint-Jean-d'Ataux – Authentic 4-bedroom stone house with swimming pool and 3.07 hectares of peaceful grounds. In an exceptionally peaceful wooded setting, come and discover this superb stone property offering charm, spacious rooms and rare features. Nestled on a single plot of 3.07 hectares, this bright 272 m<sup>2</sup> residence combines modern comfort with old-world character.

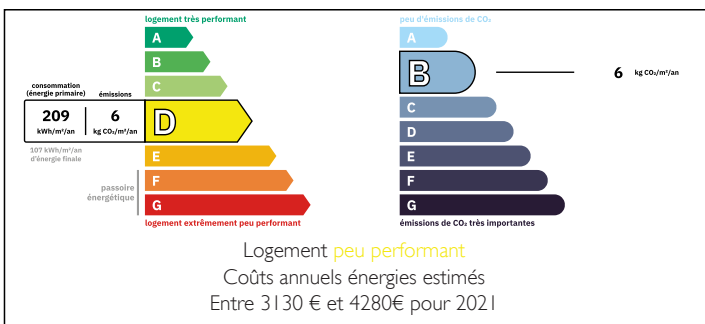
The property's assets  
Privileged natural setting, free from nuisance, ideal for nature lovers

Authentic stone house, full of charm  
Large wooded grounds of 3.07 hectares  
7×3 m chlorine swimming pool (liner)

Well equipped with a pump for watering the garden and the swimming pool

Adjoining open barn of 100 m<sup>2</sup>  
Heat pump installed in 2017

## 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

Dordogne – Périgord

Saint-Jean-d'Ataux – Authentic stone house with swimming pool and 3.07 hectares in a peaceful setting.

In an exceptionally peaceful wooded environment, come and discover this superb stone property offering charm, spacious rooms and rare features. Nestled on a single plot of 3.07 hectares, this bright 272 m<sup>2</sup> residence combines modern comfort with old-world character.

The property comprises:

- 1 main house on 2 levels comprising:

On the garden level: 1 entrance hall, 1 kitchen/dining room, 1 pantry, 1 laundry/boiler room with WC, 1 cellar, 1 lounge/dining room with mezzanine, 1 WC, 2 bedrooms and 2 bathrooms.

Upstairs: 2 bedrooms and 1 bathroom with WC

- 1 open barn with 1 garage

- 1 swimming pool and 1 well

The property's assets

Privileged natural setting, no nuisance, ideal for nature lovers

Authentic stone house, full of charm

Large wooded grounds of 3.07 hectares

7×3 m chlorine swimming pool (liner)

Well equipped with a pump for watering the garden and swimming pool

Adjoining open barn of 100 m<sup>2</sup>

Heat pump installed in 2017

Layout of the house (272 m<sup>2</sup>)

Large, bright living room of 83 m<sup>2</sup> with a large fireplace and a mezzanine of 24 m<sup>2</sup>

Spacious kitchen of 34 m<sup>2</sup> with wood-burning stove and adjoining pantry

5 spacious bedrooms

Cosy living rooms opening onto the garden.

This property is ideal for a primary or secondary residence, a family project, or even a tourist accommodation.

Charm, tranquillity and space await you!

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES