

Spacious Stone Village House 3 Beds, Garden, Garage and Flexible Living Space nr Vigiers Golf/Plum Village



INFORMATION

Town:	Razac-de-Saussignac
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	210 m2
Plot Size:	3363 m2

IN BRIEF

Offering far more space than first impressions suggest, this character stone village house provides generous living areas and excellent potential.

The ground floor features two large reception rooms, both with exposed beams, terracotta flooring and stone fireplaces with wood burners. A spacious, solidly built kitchen offers good storage and direct access to the garden.

The property includes three bedrooms, with two large bedrooms upstairs sharing a bathroom, and an additional bedroom on the ground floor. Across the corridor is a bathroom with shower and separate WC. A further heated room with patio doors provides flexible space for a study, guest room or second sitting room.

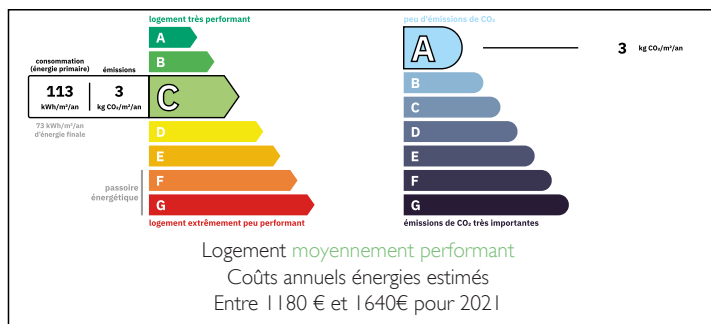
Approx. 210 m² of habitable space plus useful additional areas including garage, workshop and

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.



ENERGY - DPE





LOCAL TAXES

Taxe foncière: 1445 EUR

Taxe habitation: 1276 EUR

NOTES

DESCRIPTION

Front door leads you into entrance hall and staircase 19 m², left to living room with log burner 31 m², to the right from entrance hall dining room with log burner, double aspect 34 m², through to kitchen 18 m² fitted with high and low level units. Through to utility room housing central heating system (reverse air heat pump) 14 m², access to bright versatile office/hobby/extra bedroom 21 m² with double doors to outside.

Forward from entrance hall, access to downstairs bedroom 22 m², bathroom with shower, and WC. Outside is accessed from either door from corridor or double doors from kitchen. This leads you to terrace with outdoor kitchen and garden.

Staircase takes you to principal bedroom 33 m² with direct access to bathroom with shower and WC, 9 m² which is also access from landing. Second bedroom of 32 m². Access to attic/storage.

A garage and workshop with electric roller door and tiled floor is within the grounds (31 m²), also a wooden chalet with tiled floor and double wooden doors give a flexible space consisting of two square rooms 15 m² and 16 m² allowing scope for the future.

A well can be found in the garden.

All measurements are approximate.

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