

Beautiful individual Perigourdine style 5 bedroom, 5 bathroom property. Village location.

EXCLUSIVE



INFORMATION

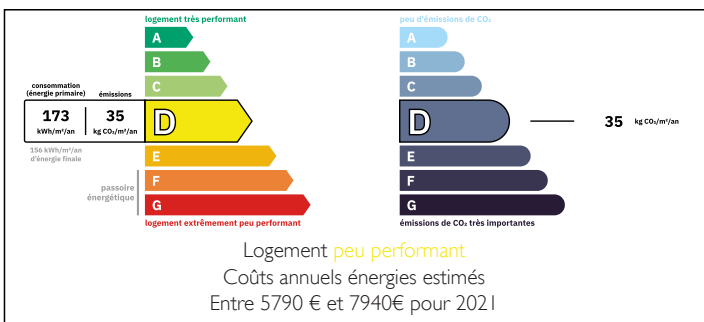
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|-------------|-----------------------|
| Town: | Saint-Jory-de-Chalais |
| Department: | Dordogne |
| Bed: | 5 |
| Bath: | 5 |
| Floor: | 300 m2 |
| Plot Size: | 8440 m2 |



IN BRIEF

A spacious detached family home featuring five bedrooms, each with its own ensuite with the master suite on the ground floor. The open-plan living, office and dining area is bright and airy, filled with natural light from large double glazed windows and doors. A stunning oak staircase leads upstairs to a striking mezzanine which wraps around three sides, adding a sense of openness and connection to the space below. A large basement which offers strong development potential. This space can be adapted to your changing needs. Set within a private, beautifully maintained mature garden, this unique property offers both comfort and exclusivity.

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

The entrance to the property is through double electric gates on to a gravel driveway. Plenty of parking for multiple vehicles and an integral single garage. The entrance to the property is through double patio doors leading into a spacious HALLWAY 3.1m x 3.2m (9.9m²) Off the hallway is a separate WC, kitchen & lounge/diner. The KITCHEN 3.4m x 5.3m (18m²) fully fitted painted cupboards with granite worktops & breakfast bar. A gas range cooker, built in microwave, dishwasher, fridge, freezer and integrated electric oven. The LOUNGE/DINING ROOM 6.9m x 10.9m (74.1m²) is an impressive and spacious room. Double glazed windows and doors on all sides flood this room with light. A major feature of this room is magnificent beamed cathedral ceiling and beautiful oak staircase. Leading off the lounge is a second cozy LOUNGE 6.5m x 5.4m (32.4m²) with a log burning stove and windows on 3 sides. The hallway also leads to the MASTER BEDROOM SUITE 4m x 6.7m (26.8m²) A large carpeted room with fitted floor to ceiling wardrobes. An ensuite BATHROOM 2.2m x 4.1m (9m²) with walk in shower and double basins.

FIRST FLOOR

The impressive oak staircase leads to a mezzanine that wraps around 3 sides. At the top of the stairs is a TV AREA 4.9m x 5.2m (25.4m²) with stunning beams and warm carpet under feet. There are Four DOUBLE BEDROOMS all with ENSUITE BATHROOMS on this floor. All with carpet and exposed beams. The ensuites all have...

LOCAL TAXES

| | |
|------------------|----------|
| Taxe foncière: | 2828 EUR |
| Taxe habitation: | EUR |

NOTES