

UNDER OFFER Central village location. 3 bedroom property, cottage feel with a pretty, private garden.



INFORMATION

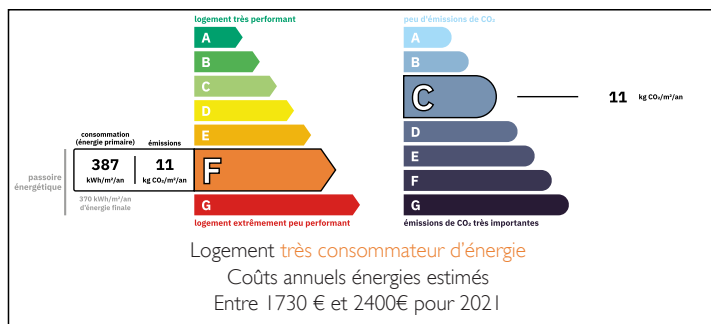
Town:	Abjat-sur-Bandiat
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	102 m2
Plot Size:	610 m2

IN BRIEF

This pretty property is in the heart of the village. A charming character property with 3 bedrooms. An attached garage with 2 further rooms above ideal for a small business or home office. A long narrow garden which is pretty and peaceful.



ENERGY - DPE



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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 property is accessed via the front door, which opens onto the LIVING ROOM/SHOP measuring 3.9 m x 5.4 m (21 m²). This is a large, bright room leading to a hallway and a staircase. Under the stairs is a toilet fitted with a washbasin and space for a washing machine. The KITCHEN/DINING ROOM 7.5 m x 2.9 m (21 m²) opens onto the hallway. One of the features of this room is the wood-burning stove, which heats the ground floor. The kitchen opens onto the dining room. A PANTRY 1.7 m x 2.7 m (4.59 m²) is located next to the kitchen and has a rear door leading, via a few steps, to a lovely courtyard. A door provides access to the CELLAR;

Upstairs there is a large landing and 3 double bedrooms:

BEDROOM 1: 2.9 m x 3.4 m (9.8 m²) with a corner shower

BEDROOM 2: 3.9 m x 2.9 m (11.3 m²)

BEDROOM 3: 4 m x 3 m (5.12 m²)

There is also an elegant family BATHROOM measuring 2.2 m x 1.8 m (3.96 m²) with a freestanding bath.

GARAGE - 2.5 m x 7.6 m (19 m²)

The garage is currently used to store vintage clothing, a small business that the owner runs from home. A staircase leads from the rear of the garage to a first floor comprising two further rooms.

ROOM 1 - 3.7 m x 2.4 m (8.8 m²)

ROOM 2 - 3.4 m x 2.5 m (8.5 m²)

OUTSIDE

The garden is mainly...

NOTES