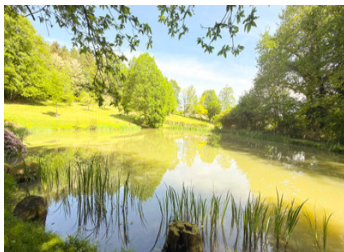


Chocolate box three/four bedroom Dordogne farmhouse with heated pool, lake and over a hectare of land



INFORMATION

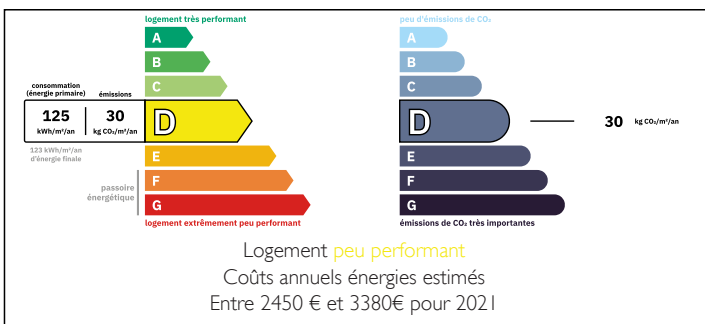
Town:	Piégut-Pluviers
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	200 m2
Plot Size:	10074 m2



IN BRIEF

Sitting at the end of a no through road, this beautiful farmhouse and is in Immaculate condition. The heated pool looks out over the hectare plus of land which sweeps down to a very pretty lake. No work to do and definitely worth viewing as soon as possible.

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 front door of this lovely property leads into a spacious hallway and onto an open plan dining / living room with vaulted ceiling.

This large room is served by a wood burner and has two sets of double doors out onto the patio overlooking the heated pool.

The kitchen at the other end of the ground floor is spacious and well fitted and has to one side a large and well equipped utility room. There is a good size double bedroom on the ground floor as well as a bathroom and separate WC.

Upstairs is a large double bedroom with a separate bathroom and toilets which leads to the large mezzanine area currently configured as more sleeping space which again leads into another bedroom at the end of the house.

Outside there is the garage which is currently used as a workshop and stairs up to another room which could be configured as a studio or craft room or gym.

The pool is heated by air source heat pump and the grounds which run to over a hectare are laid mainly to lawn with a selection of mature trees.

The garden sweeps down to a very pretty lake surrounded by trees with a wooden cabin set on a hill overlooking the lake.

All in all this is an absolutely beautiful property and would be ideal as a large family home or a beautiful holiday property.

Priced very attractively I would recommend early viewing as...

LOCAL TAXES

Taxe habitation:

EUR

NOTES