

Charming traditional stone house in countryside with two granges, a 4prs gite, a studio, pool and lounge area.



INFORMATION

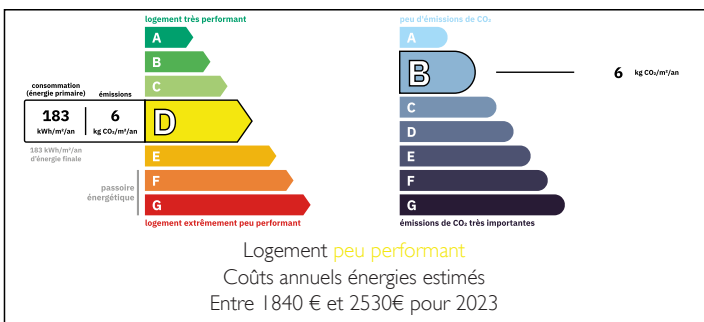
Town:	Chalais
Department:	Dordogne
Bed:	6
Bath:	5
Floor:	215 m ²
Plot Size:	6250 m ²

IN BRIEF

Main house with large living room and open fitted kitchen, a bright dining room. A bedroom, a bathroom and a toilet complete this level. Upstairs, there are two bedrooms ensuite. Underneath the main house is a cave of 32m²

The property further offers numerous outbuildings: an independent studio of 15 m², a gîte of 65 m², a large barn of 87 m² (with a games-room/music studio) a workshop of 42 m² and a second barn of 98 m². A summer kitchen/lounge area and a swimming pool with wooden-terrace around complete this comfortable life in the tranquil countryside of Dordogne. The second barn and the green fields could be turned into a new touristical project developping extra gite accommodation or rural campsite.

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

A traditional built stonehouse in a quiet hamlet, renovated to great comfort maintaining its characteristic charme. The property built in natural stone stands out immediately for its rustic appeal, charme and solid construction.

Amidst a lushy green spacious yard (6250m²) with pool and outdoor lounge area. From the outside terrace you enter the mainhouse in the livingroom (with cosy woodburner) and fully equipped kitchen. Located on the groundfloor a bright diningroom, bathroom, seperate toilet and bedroom.

Stairs leading up to first floor where two large bedrooms are to be found, ensuite, each one with own private bathroom.

The house is entirely double glazed, pvc windows/doors with electrical remotely controlled rolling shutters.

The house has a cellar underneath of approx 32m². Detached from the house is a large building containing the two granges (total over 200m² space). Attached to the grange is the gite, well equipped for 4 persons.

A livingroom, woodburner, dining space and corner-kitchen. Upstairs two bedrooms and bathroom.

In addition a small studio (one room/small kitchen/shower/toilet) is creating extra accommodation for max 2 persons.

An inground pool (8,5x4,5mtr) with sun terrace around.

A cosy outside lounge area is created to spend nice summer evenings enjoying the quiet and tranquil surroundings, nature and open views

Lushy green fields surround the house, the barns and the gite.

Depending permission a small rural campsite could be created here.

Free open views to the surrounding hillside and farming fields.

As an extra benefit the property has a detached plot of over 1 hectare wooded land as well.

Information...

LOCAL TAXES

Taxe foncière: 1028 EUR

Taxe habitation: EUR

NOTES