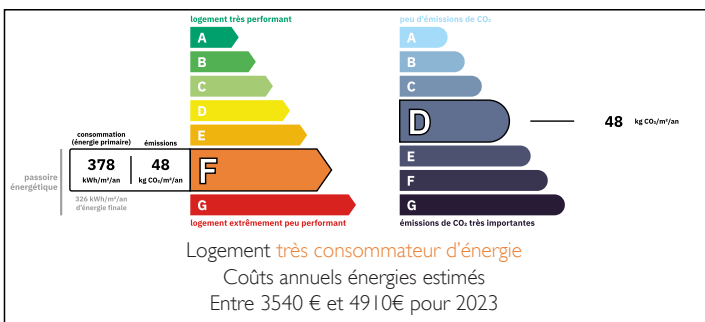


Quiet village house with a pool



ENERGY - DPE



INFORMATION

Town:	Mauzac-et-Grand-Castang
Department:	Dordogne
Bed:	4
Bath:	3
Floor:	139 m2
Plot Size:	1082 m2

IN BRIEF

Charming family home with a pool and enclosed garden close to amenities and the Dordogne River with its water and sports activities.

This house consists of 4 beautiful bedrooms, including 2 en suites, an additional bathroom, a large living room, and a very pleasant rustic and friendly kitchen.

The house has plenty of storage space: boiler/laundry room, cellar, workshop, and storage.

Entrance is through a beautiful wrought iron gate surrounded by stone walls and a hedge.

The garden is fenced and offers great privacy around the pool and in the sun.

The central heating is gas, there is a wood stove in the living room, and air conditioning in two bedrooms.

Two bedrooms could easily become guest rooms or even a holiday rental with a few adjustments.

The house is connected to the mains sewer system.

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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

Charming family home with a pool and enclosed garden, close to amenities and the Dordogne River with its water and sports activities.

This house features 4 lovely bedrooms, including 2 suites, an additional bathroom, a spacious living room, and a very nice rustic, friendly kitchen.

The house has great storage spaces: boiler/laundry room, cellar, workshop, and storage.

Two of the bedrooms could easily be turned into guest rooms or even a holiday rental with a few adjustments.

The house consists of:

Ground floor:

Kitchen (17m²), a living room (25m²) with a wood stove, a hallway (5m²), a boiler/laundry area (14m²) and separate WC, another hallway (10m²), a cellar (17m²), a workshop (5m²).

First floor:

Hallway (6m²), 2 bedrooms (18-18m²), a bathroom with sink, bathtub and WC (6m²), a bathroom with sink, shower and WC (3m²), 2 air-conditioned bedrooms (12-18m²), a landing (3m²) and a bathroom with sink, shower and WC.

2 convertible attics (54m²).

The garden is fenced and the swimming pool (8x4 with a liner) is chlorinated with a winter cover.

The entrance is through a beautiful wrought iron gate surrounded by stone walls and a hedge.

The house is connected to the main sewer system.

The windows and doors are single-glazed and made of wood.

Central heating is via town gas, plus there's a wood stove and reversible air conditioning.

The roof is in good condition.

The house is livable but could be modernized.

Information about risks to which this property...

NOTES