

SOLD!! 4 bedroom Perigourdine family house with nearly 7.5 acres of park, swimming pool and wonderful views



INFORMATION

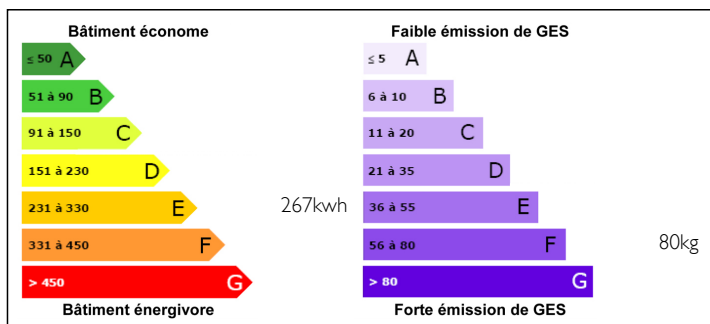
Town:	Sainte-Eulalie-d'Ans
Department:	Dordogne
Bed:	5
Bath:	2
Floor:	170 m2
Plot Size:	29346 m2

IN BRIEF

This house has a distinctive presence and is well seated high up in a mature and immaculately kept grounds. It was built in 1978 in the traditional Perigourdine way with no expense spared with solid stone walls, tiled or oak floors and stairs, a large carved stone fireplace and exposed oak joists in the bedrooms etc. The interior has a slight 18th century feel with its large drawing room and dining room combined with french windows on 2 sides opening onto terraces giving a sense of a house that is well established in its grounds yet the windows and doors are aluminium painted white, completely draught proof and geared to the elements. The bedrooms are airy and nice sized and the kitchen and bathrooms are smartly designed and up to date. There is a garage and vast basement below the house that stretches from wall to wall with interior...

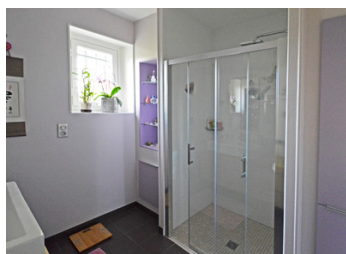
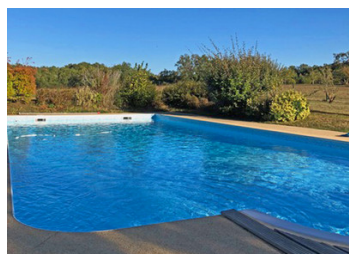


ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 1437 EUR

NOTES

DESCRIPTION

Ground Floor

Kitchen with a french window opening onto the terrace, recently refurbished and up to date, floor tiling. 11.1 m²

Entrance Hall with tiled floor and opening onto a stone double arched covered porch (arches at right angles to each other) and terrace. 11.6 m²

Spacious drawing room/dining room with a large 18th century style carved stone fireplace, tiled floor and three french windows opening onto two terraces. 33.6 m²

Bedroom with a view over the garden. 11 m²

Wc and washbasin, tiled floor and walls. 2 m²

Bathroom with modern tiled walk in shower, wash basin and heated towel rail. 4.3 m²

2nd ground floor bedroom with a fitted cupboard and wooden parquet floor and french window that opens onto the terrace and garden. 11.5 m²

Office/library (that was once a 5th bedroom) with a wooden parquet floor and alcove entrance. 9 m²

Wooden staircase in oak to a landing and upstairs corridor with fitted cupboards.

1st floor

Landing/corridor with 2 large 2 m tall fitted cupboards that serves all the upstairs rooms. 11.8 m²

Tiled shower room with a modern shower unit and wash basin. 6.9 m²

Tiled w/c (separate). 3.5 m²

Bedroom with dormer window and exposed beams. 21 m²

Bedroom with exposed beams dormer window. 14.5 m²

Bedroom with fitted cupboard, exposed beams and velux roof window. 16.3 m²

Basement

Vast basement that incorporates garage with exterior door, a 2nd kitchen with...