

Charming secluded 3 bedroom house with fishing lake, woods and over 11 ha of fenced land. Close to amenities.



## INFORMATION

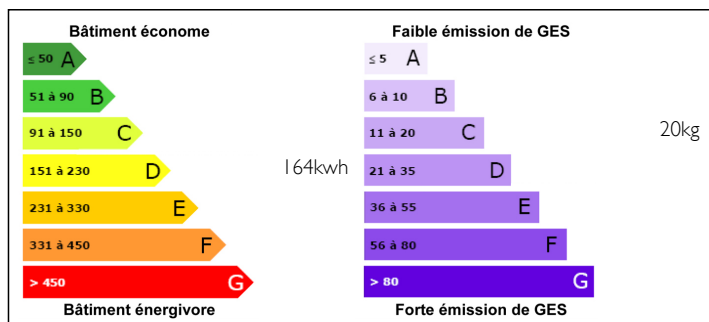
Town:	Saint-Martin-de-Gurson
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	200 m2
Plot Size:	113232 m2



## IN BRIEF

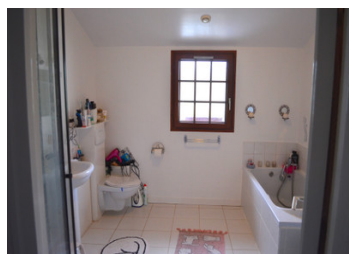
This lovely, ready to move into, 3 bedroom house is the ideal home if you want to have masses of land and be away from any neighbours. With a large fishing lake, plain land and woods, it is ideal for any horse lovers and anyone who wants to start a kennels business. A beautiful conservatory overlooking the lake and fenced land can be used as a dining area or just a relaxing space to read a book and enjoy a glass of wine. The house also has a large split level dining/living area with a mezzanine and an 'insert' fire, with direct access through a French door to the covered terrace where summer meals can be enjoyed, three bedrooms, a modern kitchen, a utility room, garage and large shower room. There is a large hangar. This bright property is one not to be missed!! With Sainte Foy le...

## 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

Surrounded by peaceful countryside, this is the ideal family home!! Easy reach to Sainte Foy le Grande and Bergerac, with Bordeaux an hour drive away. The house has a habitable area of 200 m<sup>2</sup> comprising :

Ground floor:

- \* Kitchen - 18 m<sup>2</sup>
- \* Dining/Living - 48 m<sup>2</sup> (open plan) with high ceiling, French doors leading to covered terrace; log fire insert and a mezzanine
- \* Conservatory - 19 m<sup>2</sup>
- \* Bedroom 1 - 16 m<sup>2</sup> - with French door opening over terrace
- \* Bedroom 2 - 16 m<sup>2</sup> - with French door opening over terrace
- \* Bedroom 3 - 16 m<sup>2</sup>
- \* Walking wardrobe - 4 m<sup>2</sup>
- \* Bathroom - 9 m<sup>2</sup> - bath, shower, wc, hand basin
- \* WC - 3 m<sup>2</sup> - wc, hand basin
- \* Utility room - 6 m<sup>2</sup>
- \* Hallway - 20 m<sup>2</sup>
- \* Garage - 31 m<sup>2</sup>
- \* Shower room from Garage - 14 m<sup>2</sup>

Mezzanine:

- \* Mezzanine - 26 m<sup>2</sup>

Outbuilding:

- \* Shed 114 m<sup>2</sup>

TECHNICAL INFORMATION:

- \* Very good condition and ready to move into.
- \* Dual system underfloor heating (pompe chaleur and gas); fire log insert
- \* Double glazing
- \* Surrounding terraces
- \* Large land
- \* Septic tank
- \* Roof - in very good condition

## LOCAL TAXES

Taxe foncière: 1238 EUR

## NOTES