

Magnificent stone property dating from 1911, with gite and swimming pool situated in a shady garden of 7100m . Close to a beautiful golf course in the Green...



INFORMATION

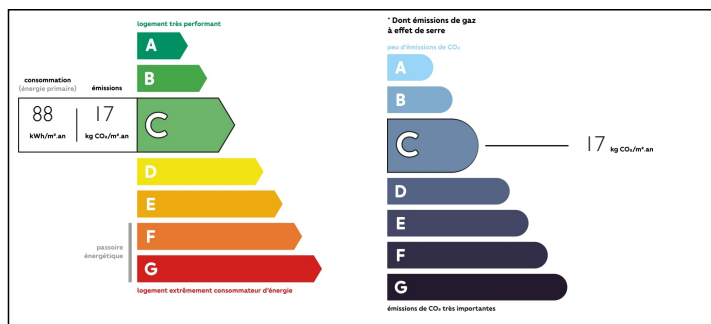
Town:	Saint-Médard-d'Excideuil
Department:	Dordogne
Bed:	8
Bath:	2
Floor:	222 m2
Plot Size:	7185 m2



IN BRIEF

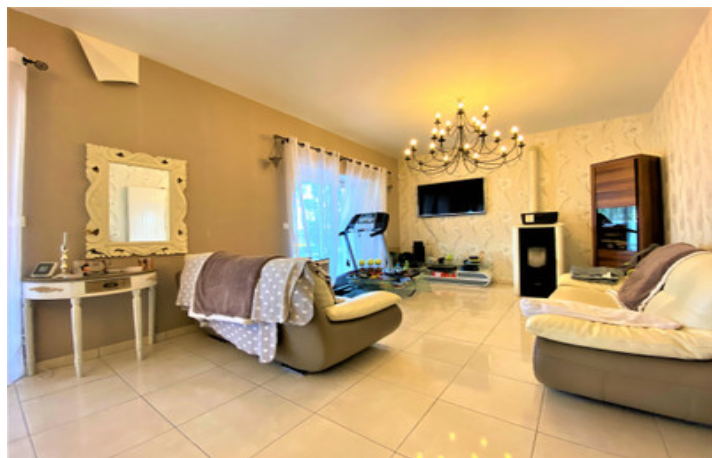
Charming property composed of two houses (one of which is a gite), the houses are stone built and covered with rendering, dating from the 1911. You will find a covered swimming pool and a large garden of around 7185m² with barbecue area and garden shed. This is situated in the small village of St Medard d'Excideuil, close to the golf course of Essendieras.

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: 1693 EUR

NOTES

DESCRIPTION

The main house offers around 222m²:

Entrance opening onto the living space of around 72m², with fitted kitchen, large french sliding doors giving out onto the terrace and swimming pool area.

Bedroom of 13m² with storage.

Utility room/laundry room of 10m².

Bathroom of 8m², and separate WC of 2m².

First floor:

Staircase leading to the hallway/landing which then give onto 2 bedrooms with extra room used as a living area, also could be used as a 3rd bedroom.

Second house (gite) 204m²:

Composed of entrance opening out onto the fitted kitchen, with dining room, fireplace, french doors opening onto the outside terrace of 11m².

Lounge 30m² with tiled floors and dining room/veranda of 17m².

Hallway of 10m², leading onto 3 bedrooms of 13m², 15m² and 17m² with storage.

Shower room with WC 4m².

First floor:

Lounge area of 18m² and 2 bedrooms of 13.5m² and 15.5m² with exposed wood work.

You will find a shaded garden fully enclosed of 7185m², with large palm trees, electric gates, and swimming pool area (covered), also large terrace of 65m².

Chalet of 16m², used as a summer kitchen with terrace and barbecue area.

Property well maintained and fully renovated.

Security alarm and cameras.

Oil central heating, insulation done, double glazing, individual septic tank.

Taxe foncière: 1693,00€.

Information about risks to which this property is