

Beautifully situated property, comprising 2 houses, large barn, workshop, swimming pool and over 1 hectare

EXCLUSIVE



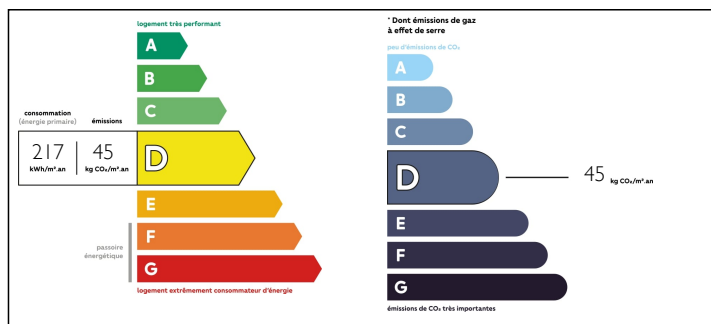
INFORMATION

Town:	Bertric-Burée
Department:	Dordogne
Bed:	5
Bath:	4
Floor:	250 m2
Plot Size:	10700 m2

IN BRIEF

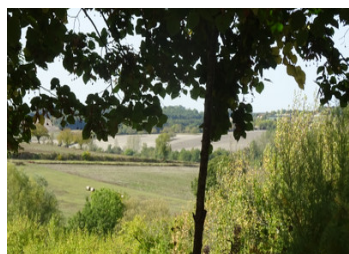
Situated at the end of a lane, this property has so much to offer. Two detached houses, detached barn and separate workshop. Really tranquil, yet not isolated, the property has beautiful views over the rolling Dordogne countryside. Packed full of character, the property has been well maintained, updated and renovated.

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

At the end of the little lane the property opens out to a lovely grassed garden and parking area. Mature trees give lovely shady areas to sit and enjoy the lovely views.

The main house consists of entrance hall leading to dining room, kitchen with door to terrace and garden, separate utility and boiler rooms, WC and shower room.

Stairs lead to lounge with open fireplace housing new Godin wood burner, French doors onto another terrace area with another garden area, just a few steps take you to the 5 x 10 pool area. There are 3 bedrooms and additional bathroom. The whole property is full of character features with beams and open stone walling. Oil fired central heating.

The barn is located on the opposite side of the front garden and is in very good condition, 100m². A separate workshop of 30m²

NOTES

Pathway leads to the second house comprising lounge with open fireplace and log burner. Kitchen opening onto the terrace with wonderful views. Stairs to 2 good sized bedrooms with bathroom/WC, and additional WC.

This property is also full of original features and has recently been fully renovated with gas central heating.

The grounds surround the property and give ample private sitting out areas for both houses. The land is partly wooded with parkland and many mature trees and shrubs amounting to more than a hectare. Beautifully located. A rare find.

Information about risks to which...