

*****SOLD***** Attractive 3 bed stone house with independent guest accommodation, large barn, workshop



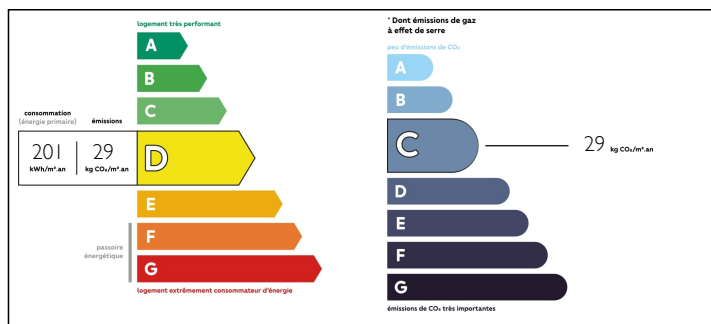
INFORMATION

Town:	Saint-Saud-Lacoussière
Department:	Dordogne
Bed:	3
Bath:	3
Floor:	200 m2
Plot Size:	2800 m2

IN BRIEF

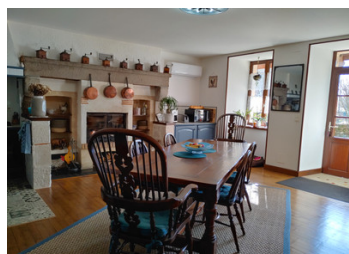
This is a very attractive, detached property in super condition. The house is spacious and comfortable and the floored attic offers the opportunity for further development of living accommodation, if required. The adjoining building is charming. One part of this has been converted into guest accommodation; it has double-glazing and an original bread oven. There is potential to connect the other three rooms and convert the first floor to make a really lovely gîte (subject to planning). There is a large barn with an electric door and an adjoining toolroom. The garden is attractive and not overlooked. It benefits from a well with an electric pump, an electric gate and a second gated entrance. It has a sunny aspect and is fully enclosed. There is a hen-house and enclosure. The property is ready to move into and enjoy.

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: **881 EUR**

NOTES

DESCRIPTION

Entrance into a foyer with access to the salon, the kitchen/dining-room, storage room and staircase. Stone floor

Beside the stairs, there's a door to a room currently used as a pantry (8.2m²) and access to a cellar beneath this room.

Salon (29m²):

Pompe a chaleur

Stone floor

Door to bedroom 3 (14.8m²) with built-in-wardrobe.

Kitchen / dining room (32m²):

Wooden floor

Pompe a chaleur

Wood burner

Door to garden

Door to utility (7m²) plus whb and separate wc.

Wooden staircase with attractive, exposed stone walls.

Master bedroom (30m²) with ensuite shower/wc/whb (3.7m²) and door to a large, floored attic area suitable for a walk-in dressing-room. Characterful, wooden floor.

Bedroom 2 (30m²) with ensuite shower/WC/whb (5m²).

The staircase continues up to a floored attic with three windows and electricity – potential for further use.

Attached to the house, there is a stone building with 4 rooms, each opening into the garden.

One is currently used as guest accommodation (22.3m²). It is double-glazed and has an original bread oven.

The other 3 (15.7m², 12.5m², 12.5m²), and an upper storey, have the potential for further development (subject to appropriate planning rules). They are useful storage areas as they are – concrete floors.

Outside, there is a large barn (94m²) with