

House of 7 room : kitchen, dining room, living room, office, 4 bedrooms, bathroom, 2 wc, cellars, garage.



INFORMATION

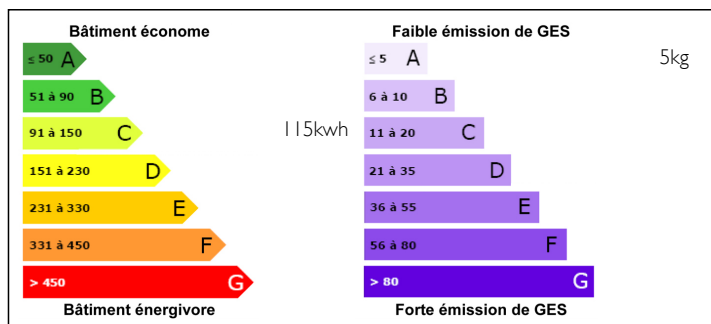
Town:	Saint-Germain-du-Salembre
Department:	Dordogne
Bed:	4
Bath:	1
Floor:	206 m2
Plot Size:	0 m2



IN BRIEF

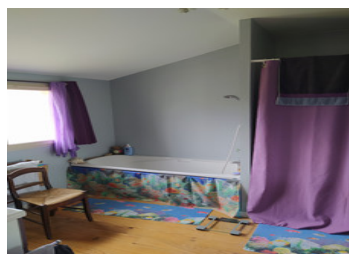
This detached 4 bedroomed house is located at the end of a country lane, with no near neighbours yet within walking distance of a village. Large lounge, and dining room, office, kitchen, bathroom, 4 bedrooms, 2 wc and separate cloakroom. Large covered terrace, garage and 2 cellars. Nice garden. New individual drainage.

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

Nice renovated country house of 206 sqm comprising on the ground floor :

Entrance hall with a cloakroom WC and storage cupboards. Kitchen with large window overlooking open views of the countryside. The lounge has patio doors to each end of the room, beamed ceilings and is 44m2. Step down leads into the dining room with lovely views 20m2 and a separate office.

On the first floor : 3 bedrooms. Bathroom with bath, double shower and double wash basin and separate WC. Bedroom 4 is a master suite with shower/dressing room and laundry room with opening to loft area.

Stairs door leads to the large garage, and there is a large covered terrace to the front of the property. There are 2 cellars, one being for wine storage.

The house has reversible air conditioning with additional wood burning stove.(insert)

6 heating pumps.

Recent new individual drainage. Roof in very good condition .

No major works to do .

A property to visit.

LOCAL TAXES

Taxe foncière: 1645 EUR

NOTES

The property is surrounded by its own grounds, and completely renovated as new paintings . .

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>