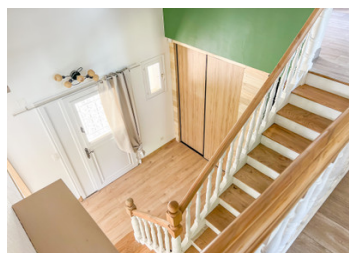


**SOLD** Gorgeous & Spacious property, close to Piégut Pluviers a village with plenty of charm



## INFORMATION

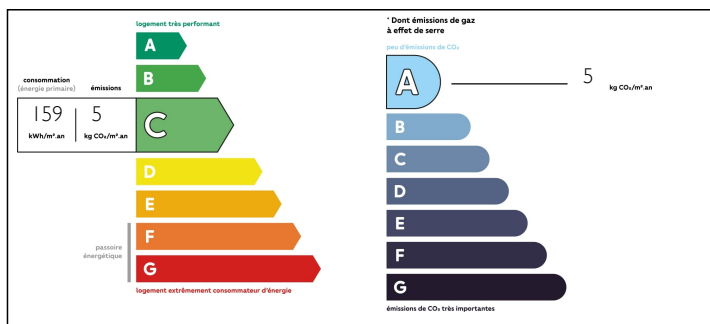
Town:	Piégut-Pluviers
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	197 m2
Plot Size:	3910 m2



## IN BRIEF

A truly becoming property. A few minutes' drive or even a 10 minute enjoyable walk to a lively village with all the amenities. An ideal situation in a quiet neighbourhood yet so close to everything.

## 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

This wonderful modern house is very inviting. The entrance hall has a lovely cathedral ceiling and looks up on a wrap-around mezzanine with some interesting architectural features.

This leads straight into the very spacious L-shaped living space which combines kitchen, dining and sitting area (62,67m<sup>2</sup>) with wood burning insert. Lots of windows make for a very bright open space, ideal for entertaining or keeping your children close at hand.

A downstairs utility off the kitchen is practical and again, very spacious (8,2m<sup>2</sup>). To the front of the house, is what used to be the garage (32,76) which could easily be turned back into one or used as a workshop/children's playroom. Currently it has French Windows and for security an automatic roller blind.

## NOTES

Upstairs are four large bedrooms (20, 19,89, 15,63 and 15,60m<sup>2</sup>) No one will be deprived of space in this house. There are two family bathrooms, (8,39 and 8,68m<sup>2</sup>) one with shower, one with bath and both have a w.c.

All the rooms have a lot of natural light, making for a very luminous property with clean lines.

Outside, to the front of the property, is an area bordered with tall trees and space for at least 2 cars. To the back of the property, the land is flat and currently has an above ground pool. The current owners are leaving the bones of 4 winters worth of cut wood, neatly stacked to one side and there is a...