

Family home



INFORMATION

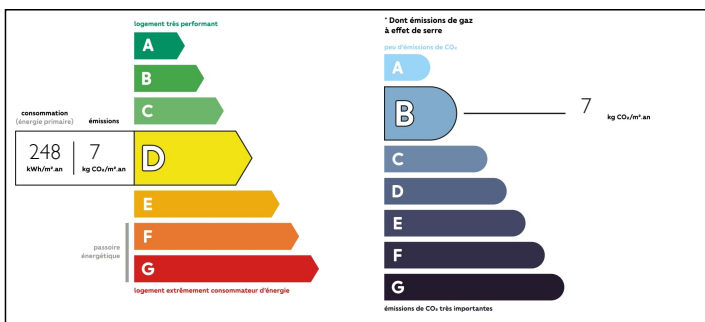
Town:	Saint-Jean-d'Ataux
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	213 m2
Plot Size:	4226 m2

IN BRIEF

Attractive family home with 276 m² of living space (213 m²). Single-storey house comprising : 1 living room, 2 fitted kitchens, 1 bathroom, 1 WC, 1 shower room with WC, 4 bedrooms, 1 garage, 1 cellar, 1 workshop, 1 wooden shed with storage area and 2 parking spaces.



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

L-shaped single-storey house suitable for a large family, with the possibility of creating 2 separate dwellings.

- In the first part: 1 beautiful Schmidt (2018) fully-equipped kitchen of 20 m² opening onto 1 living/dining room of 62 m² with a Beauronne terracotta tiled floor and Jotul wood-burning stove (2015), 2 beautiful bedrooms of 23 and 16 m², 1 WC, 1 bathroom and 1 shower room.

There is direct access via a staircase to the attic, which could be converted.

In the second part, the farmhouse: 2 bedrooms, 1 kitchen, 1 room that could be used for storage, a workshop or to create a shower room/dressing room and 1 garage with cellar.

The 4226 m² of land is in 2 parts:

- 1 plot of 1144 m² around the house, fully fenced, with 1 garden shed and woodshed.
- 1 plot of 3082 m² with 2 parking spaces and attractive grounds overlooking the "la Beauronne" stream, with a small wooden chalet.

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

NOTES