

Detached 4 bedroomed fully renovated and beautifully presented Maison de Maitre with new heated pool.



INFORMATION

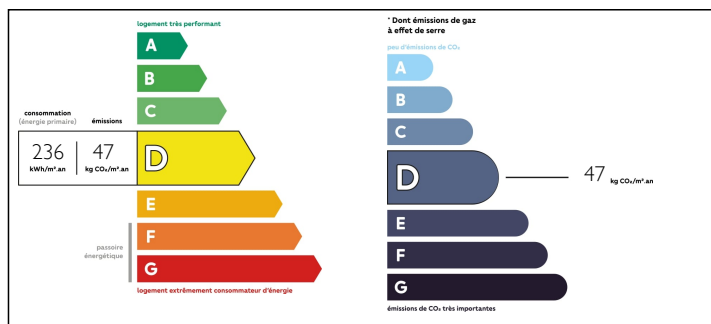
Town:	Gout-Rossignol
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	200 m2
Plot Size:	7200 m2

IN BRIEF

This beautiful house has been renovated to a very high standard. 4 double bedrooms, 2 bathrooms, open plan fitted kitchen and dining room, sitting room and lovely conservatory with extensive views over the garden and countryside beyond. New heated swimming pool. The house is centred in the middle of the land with many mature trees and shrubs. There is a barn and carport. Easy to separate a 1 bedroom guest suite if required. VIEWING HIGHLY RECOMMENDED



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

Large entrance gates into a driveway leading to the barn, carport and parking area. Front entrance to the house leads to the open plan dining room and fully fitted kitchen, through to the sitting room with fireplace and double doors to the conservatory. Flagstone flooring throughout the ground floor and oak and chestnut flooring to the first floor. Quality double glazing and oil fired central heating. Lovely original staircase leads to 3 double bedrooms and full bathroom.

From the conservatory there is an additional sitting room with kitchenette, bathroom and first floor bedroom making this ideal for a self contained guest suite.

The property is surrounded by its own grounds and parkland and has a new heated swimming pool (8 x 4). The barn has electricity and water. There is a carport and further covered storage.

With easy access to many pretty villages and larger towns, this property is well situated. Immaculately maintained and beautifully presented.

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

NOTES