

## Family house with 10 hectares of land



## INFORMATION

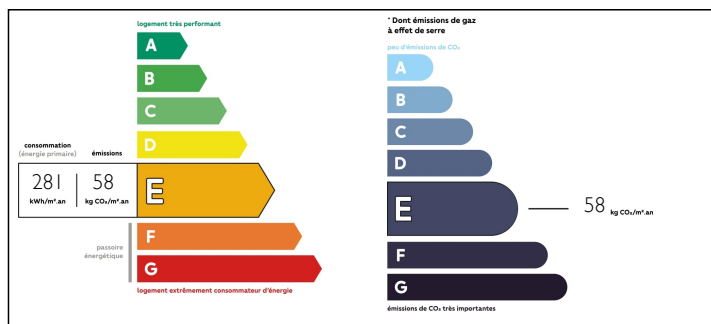
Town:	Port-Sainte-Foy-et-Ponchapt
Department:	Dordogne
Bed:	4
Bath:	3
Floor:	123 m2
Plot Size:	100000 m2

## IN BRIEF

This characterful property is located just a few minutes from the shops and market of Sainte Foy la Grande. Although semi-detached, it has 10 hectares and many outbuildings as well as a small house to renovate leaving the possibility of creating a gîte or a guest house. The main house is composed on the ground floor: a living room with wood stove, a kitchen, two bedrooms, one of which has a shower room, a toilet, and a second shower room. The first floor is accessible by a staircase but also by a lift and consists of two bedrooms, a dressing room, a shower room and convertible attics. The property also includes a maisonette allowing the possibility of to create a gîte or a guest house. Numerous outbuildings complete this property (barns, shelters, etc.) on the 10 hectares of land crossed by a small stream creating a small island.



## 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

Main house 123m<sup>2</sup> :

- Ground floor:
- Living room: 42.88m<sup>2</sup>
- Kitchen: 18m<sup>2</sup>
- Hallway: 12m<sup>2</sup>
- Bedroom 1: 16.20m<sup>2</sup>
- Shower room: 7.17m<sup>2</sup>
- WC: 1.32m<sup>2</sup>
- Bedroom 2: 18.55m<sup>2</sup>
- Shower room: 6.65m<sup>2</sup>
- Lift

Floor:

- Landing: 6m<sup>2</sup>
- Bedroom3: 16m<sup>2</sup>
- Bedroom 4: 19.41m<sup>2</sup>
- Dressing room: 4.30m<sup>2</sup>
- Shower room: 4.47m<sup>2</sup>
- Convertible attics: 50m<sup>2</sup>

Guest house: 57,91m<sup>2</sup> :

- Dining room: 19.25m<sup>2</sup>
- Kitchen: 12.13m<sup>2</sup>
- Bedroom 1: 12.42m<sup>2</sup>
- Bedroom2: 8.94m<sup>2</sup>
- Hallway: 3.90m<sup>2</sup>
- Shower room: 4.37m<sup>2</sup>
- Convertible attics: 50m<sup>2</sup>

Maisonette 57,91m<sup>2</sup> :

- Dining room: 19.25m<sup>2</sup>
- Kitchen: 12.13m<sup>2</sup>
- Bedroom 1: 12.42m<sup>2</sup>
- Bedroom2: 8.94m<sup>2</sup>
- Hallway: 3.90m<sup>2</sup>
- Shower room: 4.37m<sup>2</sup>
- WC: 1.27m<sup>2</sup>
- Barn: 120m<sup>2</sup>
- Barn: 88m<sup>2</sup>
- Shelters: 40m<sup>2</sup>

## NOTES