MAGNIFICENT CHARACTER PROPERTY, CONSISTING OF 2 HOUSES WITH INFINITY POOL AND BEAUTIFUL VIEW OVER THE PÉRIGORD NOIR COUNTRYSIDE. QUIET LOCATION BUT NOT ISOLATED. BEAUTIFUL FENCED GARDEN OF 3000 M².
DESCRIPTION

Old stone house entirely renovated and composed of 2 units with 3 and 2 bedrooms . Recent house with 2 bedrooms, separate studio and garage. Infinity pool 6 x 10 m with beach. Beautiful flat and fenced garden. Village with restaurant, bar and shop/baker at 6 km.

PROPERTY FACT FILE

REFERENCE 75614JF24

PRICE € 583,000
£ 528,624*
*agency fees included: 6 % TTC to be paid by the buyer (550 000 EUR hors honoraires)

BEDROOM 8

BATHROOM 4

ACCOMMODATION 312 m²

LAND 3056 m²

TOWN TAMNIES

DEPARTMENT Dordogne

LOCATION 50km or less to airport

TYPE Country House, Family Home, Holiday Home

CONDITION Excellent condition,

FEATURES Business potential, Character property, Detached

*Price based on current exchange rate which is subject to change
MAGNIFICENT CHARACTER PROPERTY, CONSISTING OF 2 HOUSES WITH INFINITY POOL AND BEAUTIFUL VIEW OVER THE PÉRIGORD NOIR COUNTRYSIDE. QUITE LOCATION BUT NOT ISOLATED. BEAUTIFUL FENCED GARDEN OF 3000 M².

MAIN HOUSE built in 2007...

Ground floor

STUDIO (37 m²)...
living / kitchen / sleeping area (31 m²) opening onto a covered terrace
shower room / WC (6 m²)
Garage (37 m²)
GROUND FLOOR...
Entry (9,5 m²)
WC
Fitted kitchen (13 m²)
Living / dining room (36 m²) with insert, staircase, door opening onto the covered terrace

FIRST FLOOR

Landing (4.5 m²)
Master bedroom with washbasin (25 m²)
Bedroom with washbasin (15.5 m²)
Shower room / WC (7.5 m²)
Electric under floor heating on the ground floor, double glazing.

GARAGE adjoining the house.

OLD STONE HOUSE with 2 apartments

APARTMENT 1...
Ground floor. Kitchen (14 m²)
Dining room (8.5 m²)
Living room (29 m²) staircase, door to the covered terrace
ATTIC...
Landing
Bedroom with washbasin (11.5 m²)
Bedroom with washbasin (10 m²)
Bedroom with washbasin (8.5 m²)
Bathroom with shower and bath
WC

APARTMENT 2...
GROUND FLOOR

Living / dining room (32.5 m²) fireplace, old stone sink, door to covered terrace
Magnificent character property, consisting of 2 houses with infinity pool and beautiful view over the Périgord Noir countryside. Quiet location but not isolated. Beautiful fenced garden of 3000 m².

**Energy DPE**

- **210kwh**
- **11kg**

**Important Notice**

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

**Contact Details**

UK Freephone: 08700 11 5151
Telephone: +33 5 53 608 488
FAX: +33 553 566 257
E-mail: prestige@leggett.fr