

Well presented 3 bed house with ground floor basement, 4 garages/workshop, summer kitchen & garden -Dordogne

EXCLUSIVE



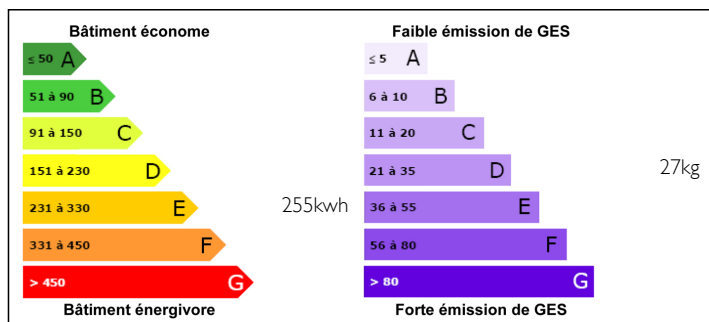
INFORMATION

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| Town: | Négrondes |
| Department: | Dordogne |
| Bed: | 3 |
| Bath: | 2 |
| Floor: | 120 m2 |
| Plot Size: | 3403 m2 |

IN BRIEF

A well presented east facing, light and luminous property situated a short distance from two villages, each of which has amenities (shop, bakery, chemist, bar/restaurant). Sorges is renowned for its famous truffles. It is also just a 10 minute drive to the thriving market town of Thiviers and the beautiful city of Périgueux, the capital of the Dordogne, is a 15 minute drive. The local train station, which has regular stops, can be reached in 4 minutes. Limoges and Bergerac airports can be reached within an hour.

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.



LOCAL TAXES

Taxe foncière: 1123 EUR

NOTES

DESCRIPTION

A beautifully kept detached property with large parking area and extensive outbuildings. Fully modernised, the property benefits from oil central heating and double glazed windows throughout, a wood burner in the tower room, electric roller shutters to the front aspect and wood shutters to the rear. There is a large ground floor area which consists of a utility room, bathroom with wc and spacious garage/boiler area.

The exterior buildings are enormous, there are four large garages/workshop with a mechanics pit and 3 phase electrics, a south facing summer kitchen and a basement potting shed/cellar.

The grounds are fully enclosed and have mature trees and shrubs and a variety of free trees. The property has a large parking area and in-out driveway.

GROUND FLOOR 'BASEMENT' 120m²

Garage 51,84m² with oil heating system (De Dietrich) and doors to the rear aspect,

Utility area 17,9m²

Hallway with door to front aspect

Front room 16,95m² (twin windows to front aspect)

Preserves area 9,51m²

Bathroom 6,63m² (bath with shower attachment, wc with vanity unit, hand basin, tiled floor and walls)

Boot room 6m² (sink, hot water tank)

Veranda entrance 6m² with staircase leading to first floor living area

FIRST FLOOR 110m²

Front aspect balcony terrace with views over the countryside

Open plan living area:-

Kitchen/living room 40m² (rear aspect fully equipped kitchen with white base and wall units, tiled floor, encased electric oven, electric hob, double door to front balcony, door through to tower)