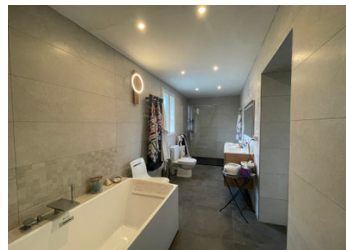


Single story stone house that has been renovated to a high standard in small village with garages and cellar



INFORMATION

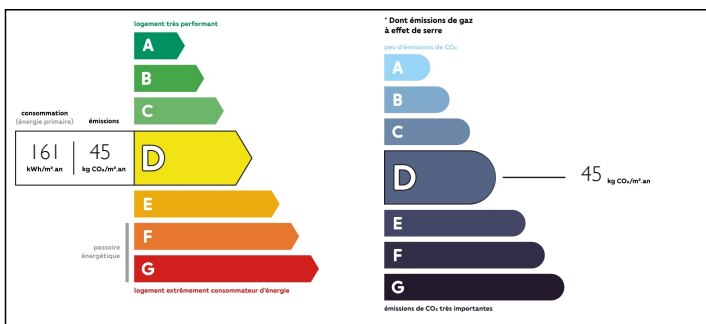
Town:	Saint-Pierre-d'Eyraud
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	225 m2
Plot Size:	1175 m2



IN BRIEF

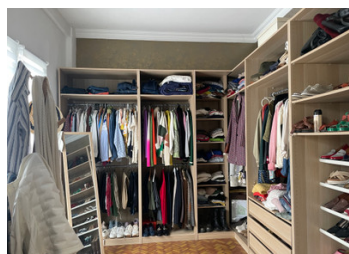
This is a pretty single story house in a quiet village. It has been completely renovated to a very high standard in the last two years. It is tiles floors throughout. It has gated wrought iron railings surround the front garden which has several trees and pretty planting. Enter the house into a very large hall/office area turn left into lounge/dining area with exposed beams a large working fireplace through a hallway and turn left into bedroom 1 dressing room off main bedroom fully fitted, ensuite off main bedroom with Italian shower and bathtub double sink unit, and W.C. turn left out of bathroom into utility room. Turn back into hallway from bedroom and into fully fitted kitchen electric hob and oven, breakfast bar with seating area turn right out of kitchen to hallway. Here there is a shower room with W.C. and also bedrooms 2 and 3 and...

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

This is a pretty single story house in a quiet village. It has been completely renovated to a very high standard in the last two years. It is tiles floors throughout. It has gated wrought iron railings surround the front garden which has several trees and pretty planting. Enter the house into :

a very large hall/office area approx 29m2

turn left into lounge/dining area with exposed beams

a large working fireplace approx 43.5m2

through a hallway and turn left into bedroom 1 :approx 20.75m2

dressing room off main bedroom fully fitted :approx 8.94m2

ensuite off main bedroom with Italian shower and bathtub double sink unit: approx 10.67m2

turn left out of bathroom into utility room :approx 9.23m2

turn back into hallway from bedroom into kitchen fully fitted kitchen electric hob and oven, breakfast bar with seating area: approx 19.37m2

turn right out of kitchen to hallway. Here there is a shower room with W.C.:approx 7.67m2

Bedroom 2 :approx 15.28m2

Bedroom 3 :approx 22.05m2

doorway to cellar : approx 16.6m2 There is a well and there is a pump which could provide the house and gardens with water.

The house is 2.5kms from Gardonne station which has free parking, Bordeaux in approx 1 hour. 18kms from Bergerac. It has a large garden where a pool could be installed and there is a newly fitted terrace off the kitchen at the rear of the house.

LOCAL TAXES

Taxe foncière: **1588 EUR**

NOTES

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