

House with beautiful view, pool and independent apartment



INFORMATION

Town:	Calès
Department:	Dordogne
Bed:	5
Bath:	3
Floor:	152 m2
Plot Size:	629 m2

IN BRIEF

This beautiful house with extraordinary view on the valley will charm you.

It is composed of an independent one bedroom apartment (garden level) and two other floors composing the 4 bedroom house.

It is therefore easy to generate rental income by renting out either the whole house or the flat alone. From the large private panoramic terrace, you can admire the sunset or dive into the heated swimming pool.

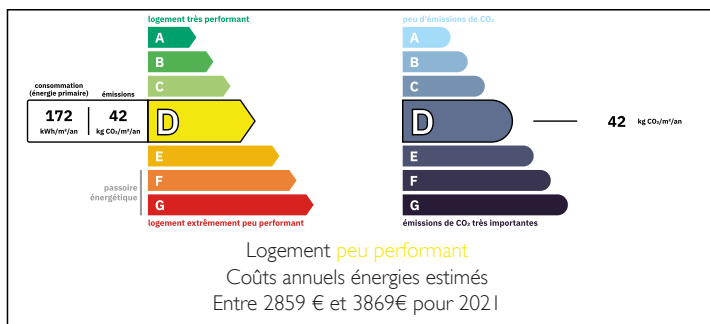
This house offers a country life close to dynamic and touristic villages.

The interior has been tastefully furnished with respect to the charm of the old (beams and exposed stones).

A small independent building houses the pool system and various equipment.

The roof needs some renovation - new gas heating - single glazing - well exposed terrace - small garden - septic tank.

ENERGY - DPE



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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: 1509 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

HOUSE - approx 150m2 living space and its dependence of 20m2

Rej of garden (independent apartment in seasonal renting at present) :

Open and equipped kitchen/dining/living room (35m2)

New shower room with Italian shower, toilet and basin (6m2)

Large bedroom (23m2)

Office corner (6m2)

On the ground floor of the house :

Entrance hall (8m2)

2 bedrooms (9 - 15m2)

Living/dining room with fireplace (25m2)

New shower room with Italian shower, sink and toilet (7m2)

First floor:

Landing and night hall (6m2)

2 bedrooms (9 - 14m2)

Shower room with shower, sink and toilet (4m2)

Independent ANNEX - approx 20m2

The roof needs some renovation - gas heating - single glazing - septic tank - garden.

Private chlorine and heated swimming pool with new liner and large panoramic terrace.

The house can be sold furnished.

Lalinde 11 km

Le Buisson de Cadouin 12 km

Bergerac airport 30 km

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