

Impeccable contemporary villa with 6 bedrooms and swimming pool, in a quiet, residential area of the village.



## INFORMATION

Town:	Saint Aulaye-Puymangou
Department:	Dordogne
Bed:	6
Bath:	3
Floor:	198 m2
Plot Size:	4815 m2

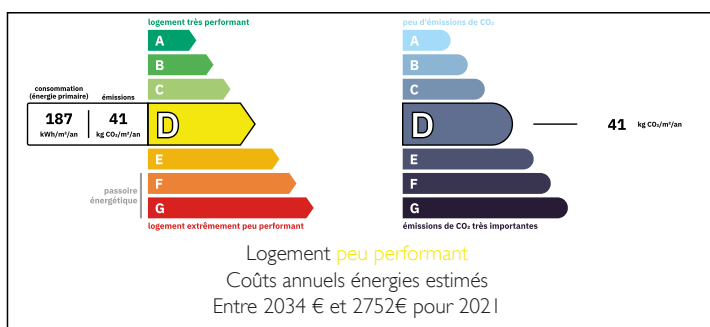


## IN BRIEF

This large family home is located in a residential area of the pretty village of Saint-Aulaye. The village proposes all shops, schools, cinema, doctor's house and a lovely riverside beach.

Ideally situated 10 minutes from Aubeterre, one of the most beautiful villages in France, 20 minutes from Ribérac, a small town known for its large weekly market, 50 minutes from Périgueux and Angoulême, and 1h15 from Bordeaux and Bergerac.

## 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

The property is composed as follows:

Ground floor:

- Entrance hall (14m<sup>2</sup>) with staircase leading to the bedrooms.
- Fitted kitchen (28m<sup>2</sup>) with french door to the terrace.
- Sitting room (22.5m<sup>2</sup>) with wood burner and french door to the terrace.
- Hallway (5m<sup>2</sup>)
- Bedroom (13m<sup>2</sup>)
- Bathroom with wc (7.85m<sup>2</sup>)
- Garage (33m<sup>2</sup>) with laundry area and boiler room.
- Cellar

1st floor:

- Bedroom 1 (13.5m<sup>2</sup>) with balcony and large wardrobe
- Shower room with wc (6.4m<sup>2</sup>)
- Bedroom 2 (7.5m<sup>2</sup>)
- Bedroom 3 (10m<sup>2</sup>)
- Bedroom 4 (10m<sup>2</sup>)
- Bedroom 5 (23m<sup>2</sup>)
- Shower room with wc (4,6m<sup>2</sup>)

Outside area

- 12 x 5m chlorine pool
- Small shaded terrace
- Large sunny terrace
- Garden shed
- Fully fenced garden with mature trees.
- Private parking

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

## LOCAL TAXES

Taxe foncière: 1693 EUR

Taxe habitation: EUR

## NOTES