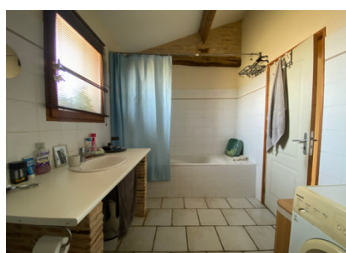
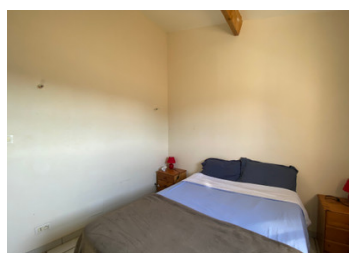


New built perigordian house with 5 bedrooms and 2 bathrooms on 1 acre of land - 10mns from shops and motorway



INFORMATION

Town:	Saint-Rémy
Department:	Dordogne
Bed:	5
Bath:	2
Floor:	150 m2
Plot Size:	4213 m2

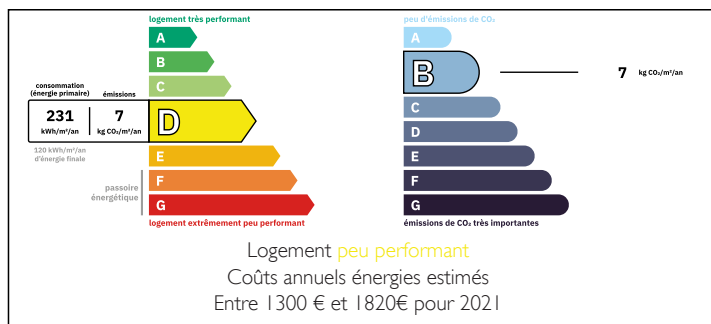


IN BRIEF

This pretty perigordian house, built in 2008, is full of character and combines modern confort with the charm of the old on a total surface of 150m2.

On the ground floor, it comprises a large kitchen/dining/sitting area and 3 bedrooms sharing a family bathroom. The 1st floor consists of 2 bedrooms and a shower room. The house sits on a large plot of land that will need landscaping. Within 10mns drive to the motorway and the supermarkets in Montpon-Ménestérol, 20mns to Ste Foy la Grande, 40mns to Bergerac airport. 1h to Bordeaux airport.

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 accessed via a driveway. A porch, made of reclaimed beams, marks the entrance to the house.

Ground floor :

- Kitchen opened onto a dining/sitting area with woodburner.
- 3 bedrooms
- Bathroom with WC

1st floor

- 2 bedrooms
- 1 shower room with WC

Exterior :

- Covered terrace
- Barbecue
- Large piece of land (not fenced)
- Open views

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

LOCAL TAXES

Taxe habitation: EUR

NOTES