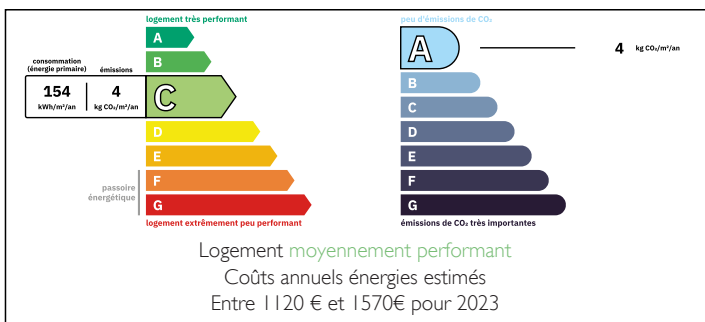


Beautiful modern single storey house built in 2012 with garden and swimming pool. Périgueux just 10 minutes.



ENERGY - DPE



INFORMATION

Town:	La Chapelle-Gonaguet
Department:	Dordogne
Bed:	4
Bath:	1
Floor:	166 m2
Plot Size:	1493 m2

IN BRIEF

This beautiful 4 bedroom house with swimming pool is an ideal family home or holiday residence. 10 minutes from Marsac sur l'Isle and 15 minutes from Périgueux.

This single-storey house with 166m² of living space comprises

an open-plan kitchen with American fridge, opening onto a large living room with wood-burning stove, 3 bedrooms with fitted wardrobes, a study with fitted wardrobe, shower room and WC, utility room, 49m² garage with automatic door.

A 5x5m swimming pool

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 single-storey house, with 166m² of living space, is ideally located just 10 minutes from the Marsac sur l'Isle area, offering appreciable proximity to the surrounding amenities.

Inside, you'll find an open-plan kitchen with an American fridge, opening onto a large, bright living room with a wood-burning stove, creating a warm, friendly atmosphere. The house also has three bedrooms with built-in wardrobes, as well as an office with storage space, providing a comfortable and functional workspace.

The shower room and toilet are perfectly equipped for optimum comfort. A utility room provides extra space for domestic chores, while a spacious 49m² garage with automatic door provides safe parking for one or more vehicles.

Outside, you'll find a 5x5m² swimming pool, accompanied by a charming pool house, providing a pleasant space for relaxation and leisure for all the family. The 1493m² plot is fully enclosed and has an electric gate, guaranteeing security and privacy.

A terrace at the rear of the house, equipped with a pergola, overlooks magnificent parkland with fruit trees and numerous flowerbeds, providing a green and soothing setting.

This property benefits from quality fixtures and fittings and is located in a quiet area, offering a pleasant living environment.

LOCAL TAXES

Taxe foncière: 1100 EUR

Taxe habitation: EUR

NOTES

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