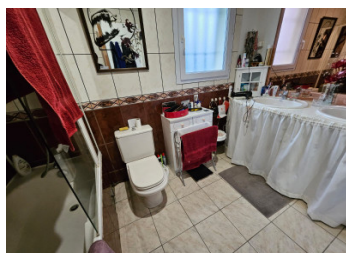


Charming four-bedroom family home on nearly 1 hectare. Near to Périgueux.



## INFORMATION

Town:	Sanilhac
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	135 m2
Plot Size:	10000 m2



## IN BRIEF

In a small village in the commune of Marsaneix, this house is set in 9944 m<sup>2</sup> of grounds with fruit trees.

This 160m<sup>2</sup> house, 135m<sup>2</sup> of which is habitable space, has a covered tiled terrace, a front door opening onto a large, bright living room with patio windows and a large stone fireplace.

It has a fitted kitchen opening onto the living room, a pantry with a shower room, two bedrooms and a separate toilet.

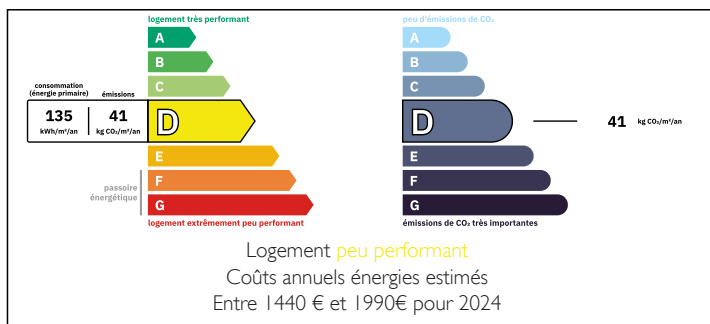
2 bedrooms and a WC complete the ground floor.

An elm staircase leads upstairs to the 3 bedrooms and a bathroom with 2 basins and WC.

Garage with electric door.

Electric gate.

## 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.



## LOCAL TAXES

**Taxe foncière:** 1260 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

This large stone house, nestled in a 1 hectare park dotted with fruit trees and majestic oaks, offers an idyllic and peaceful living environment.

The house is spread over two levels:

On the ground floor, a welcoming entrance opens onto a large living room with a stone fireplace, offering a warm and friendly atmosphere. This room is open to a kitchen, creating a bright and functional living space. On the same level, two rooms can be used as bedrooms, with an independent toilet, as well as a storeroom equipped with a bathroom.

An abalone staircase leads upstairs, where you will find three comfortable bedrooms, a bathroom with two sinks and a toilet.

A large garage, equipped with an electric door, offers enough space to park two cars safely.

At the back of the house, a tiled terrace of more than 60 m<sup>2</sup>, covered, invites you to enjoy sunny days in peace, offering an ideal setting for outdoor meals and moments of relaxation with family or friends.

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