

Stunning 4 double bedroom, contemporary villa with fabulous pool and grounds and independent studio apartment.



## INFORMATION

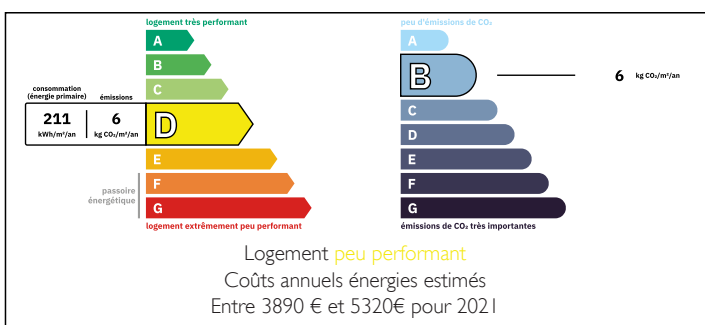
Town:	Mussidan
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	350 m2
Plot Size:	16578 m2



## IN BRIEF

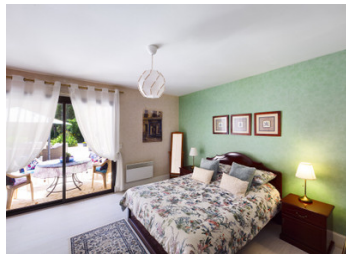
Stunning Mediterranean style villa with 4 bedrooms, swimming pool and additional studio apartment. This large property is finished to the highest of standards throughout and offers flexible living accommodation. Externally the property comes with a wonderful entertaining area, ideal for summer living, with cuisine d'été (summer kitchen) and large terrace surrounding an amazing 12m x 6m swimming pool. The private and tranquil grounds of around 1.6 hectares are beautifully finished and are a combination of lawned areas and mature woodland. There is also the added benefit of an additional studio apartment in the grounds, ideal for guests or potential income. There is a large double car port and outbuildings. Ideally located in a private part of Mussidan, 25km from Bergerac, 35km from Périgueux and 100km from Bordeaux yet still within walking distance to amenities.

## 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

This architect designed, Mediterranean style Villa, is immaculately presented throughout and offers 350m<sup>2</sup> of modern living space. It is the perfect home for entertaining as it comes with a bar, large (12m x 6m) swimming pool, entertaining terrace, with cuisine d'été and additional covered BBQ, and is all set in private and peaceful gardens of around 1.6 hectares.

The majority of the accommodation is on the ground floor and comprises the following, a large open plan living room (36m<sup>2</sup>) with feature fireplace and wood burner, with sliding doors opening onto the pool terrace area, a further sitting room/bar area (36m<sup>2</sup>), ideal for entertaining, a dining room, also with sliding doors onto the terrace (29m<sup>2</sup>), fully fitted modern kitchen/diner (24m<sup>2</sup>) with island and all the usual built in appliances and a separate utility room (11m<sup>2</sup>) for additional white goods and storage. Also on the ground floor are the bedrooms, all with sliding patio doors onto the pool terrace area and which include, master bedroom (22m<sup>2</sup>) with built in wardrobes and an ensuite (16m<sup>2</sup>) with jacuzzi sunken bath and vanity/basin units, second bedroom with built in wardrobes (18m<sup>2</sup>), third bedroom with built in wardrobes (17m<sup>2</sup>) and a fourth bedroom (11m<sup>2</sup>). To complete the accommodation on the ground floor is a family bathroom (4m<sup>2</sup>) with shower, a WC and a hallway (19m<sup>2</sup>) with built in storage cupboards.

In addition to the ground floor accommodation there is a central tower with stairwell which offers further accommodation. On the first...

## LOCAL TAXES

**Taxe foncière:** 2734 EUR

**Taxe habitation:** EUR

## NOTES