

Beautifully presented 3 bedroomed bungalow with swimming pool and lovely views



## INFORMATION

Town:	Bourdeilles
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	104 m <sup>2</sup>
Plot Size:	1647 m <sup>2</sup>

## IN BRIEF

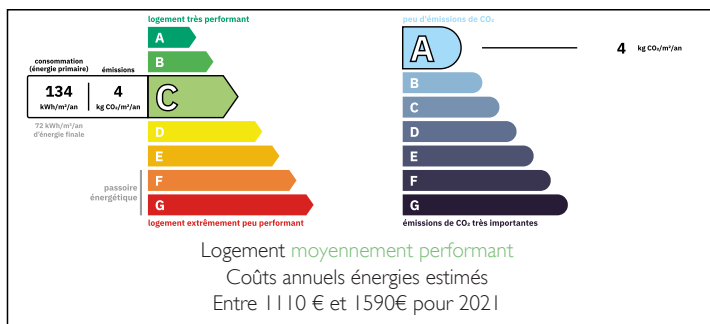
Upon entry, you're welcomed into a bright living space with a lounge featuring a pellet burner and reversible air conditioning, and a dining area that opens onto the garden through patio doors. A partly covered terrace offers lovely views of the saltwater pool with retractable cover.

The kitchen is well-equipped with fitted units, integrated fridge and dishwasher, oven, microwave, hob, and extractor fan. A sliding glass door separates it from the living room.

The converted garage now serves as a utility room with space for laundry appliances. The modern bathroom includes a large Italian shower, double sinks, and separate WC. All rooms are on one level, including three double bedrooms with built-in wardrobes.

The home benefits from electric radiators and

## ENERGY - DPE



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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

Upon entering the property, you are welcomed into the living room, which features a lounge at one end and a dining room at the other. The lounge boasts a pellet burner and hot/cold air conditioning. From the dining room, patio doors provide access to the garden. Outside, a beautiful partly covered terrace offers a lovely spot to enjoy the views and the swimming pool.

The kitchen is well-equipped with a wide range of fitted units, including an integrated dishwasher and fridge. It features a hob with an extractor fan, a built-in oven, and a microwave. A glazed sliding door allows you to separate the kitchen from the living room.

The garage has been converted into a practical utility room with space for a washing machine and tumble dryer. It also houses the electric hot water tank.

The stunning bathroom includes a large Italian shower, double hand basins, and a separate WC. All living spaces are conveniently located on the ground floor, including three double bedrooms, each with built-in wardrobes.

The property benefits from electric radiators and double glazing throughout. In the garden, you'll find a carport, a garden shed, a small cabin, and an in-ground saltwater swimming pool with a retractable cover. The garden also features various fruit trees, flowers, ample parking space, and well-maintained lawns.

Bourdeilles is a charming village located in the Dordogne region of France. It is known for its picturesque medieval architecture, including the impressive Bourdeilles Chateaux. The village features quaint streets, historic buildings, and...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES