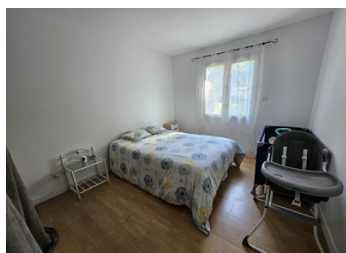
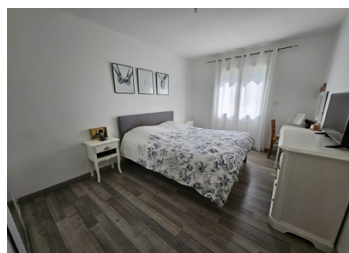
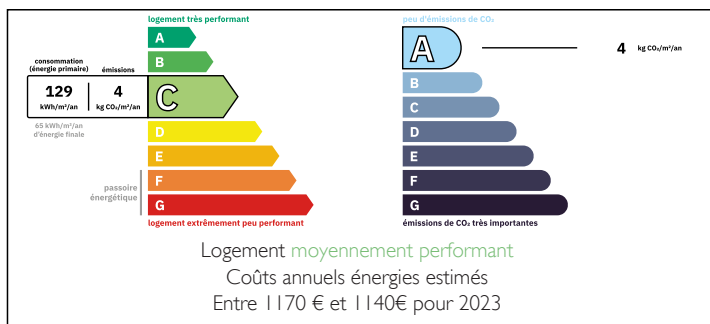


Single-storey house with garage and swimming pool



ENERGY - DPE



INFORMATION

Town:	Bassillac et Auberoche
Department:	Dordogne
Bed:	4
Bath:	1
Floor:	150 m2
Plot Size:	2477 m2

IN BRIEF

Single-storey house built in 2006, offering 150 m² of living space.

The large through living room with open-plan fitted kitchen spans more than 60 m² and faces east/west for optimum light.

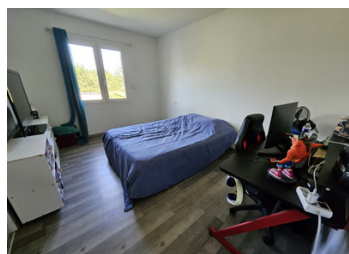
A wide corridor leads to five large bedrooms with fitted wardrobes, a shower room and a separate toilet. There is the option of creating a second shower room or bathroom.

The house benefits from a geothermal heating and air-conditioning system and a pellet stove. The windows are double-glazed and the roller shutters are electric.

There is a large 36 m² attached garage with a mezzanine for additional storage.

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: 1300 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Single-storey house, built in 2006, offering 150m² of living space.

The large living room, with its open-plan fitted kitchen, measures over 60m² and is oriented East/West for optimum luminosity.

A wide corridor leads to five large bedrooms with fitted closets, a shower room and a separate toilet. It is possible to create a second shower room or bathroom.

The house is equipped with geothermal heating and air conditioning, and a pellet stove. The windows are double-glazed and the shutters are electric.

A large 36m² attached garage, with mezzanine for extra storage, completes the property.

The property also includes a swimming pool built in 2021 with a beautiful travertine deck. The enclosed grounds of approx. 2477m² have an electric gate.

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