

Detached Périgourdine house with 4 beds, basement garage, in-ground pool, terrace, beautiful countryside views



INFORMATION

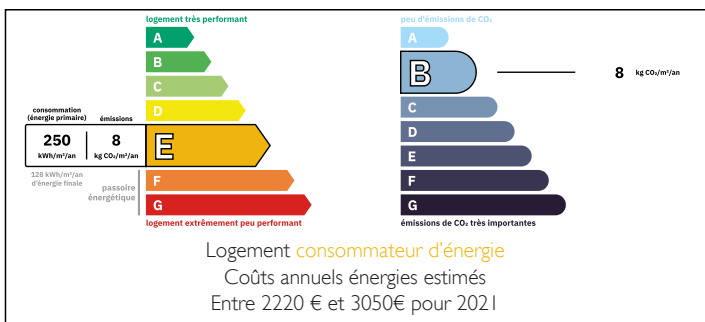
Town:	Sorges et Ligeux en
Department:	Périgord Dordogne
Bed:	4
Bath:	2
Floor:	160 m2
Plot Size:	2838 m2



IN BRIEF

A pretty Périgourdine property, 4 bedrooms and an in-ground swimming pool, situated in a peaceful position with countryside views to the front and side aspect. The property is just 2 minutes from the local village which is famous for its Truffles and has a supermarket, bar and restaurant and 20 minutes from Périgueux, the capital of the Dordogne.

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: 1637 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

HOUSE 160m2

GROUND FLOOR (94,79m2):-

ENTRANCE HALL 10m2 fitted store cupboards, door to basement garage.

SEPARATE WC 3,55m2 (2,71m x 1,31m) wc, hand basin, tiled floor and walls, front aspect.

LIVING ROOM / DINING ROOM 45,8m2 (6,93m x 6,61m) 3 x double doors, dual aspect, fireplace with insert wood burner, tiled flooring, staircase to 1st floor.

KITCHEN 14,69m2 (3,71m x 3,96m) range of wood base and wall units, double doors to front terrace with retractable sun awning, tiled flooring.

BEDROOM 1 - 13,6m2 (3,4m x 4m) window to side aspect, parquet flooring.

EN-SUITE 7,15m2 (2,11m x 3,39m) bath, hand basin with vanity unit, bidet, rear aspect)

FIRST FLOOR (67m2):-

LANDING 4,17m2 (4,26m x 0,98m)

BEDROOM 2 - 23,72m2 velux windows x 2, exposed beams

BEDROOM 3 - 17,2m2 (6,2m x 2,79m) exposed beams, fitted wardrobe, front aspect.

BEDROOM 4 - 13,8m2 (6,15m x 2,25m) exposed beams, fitted wardrobe, rear aspect.

FAMILY BATHROOM 8,13m2 (3m x 2,71m) wc, bath, hand basin, front aspect

BASEMENT 112m2:-

GARAGE 70,25m2 (9,73m x 7,22m) wood sliding door, door height 1,98m, tiled flooring, rear aspect, hot water tank.

UTILITY ROOM 16,88m2 (4,54m x 3,72m) sink, tiled floor.

ROOM 17,2m2 (3,8m x 4,53m) tiled floor.

CELLAR AREA 8m2 (1m x 8m) earth floor.

EXTERIOR:-

IN-GROUND SWIMMING POOL 9m x 4,3m - depth 1,10m to 1,80m (salt water, liner, dome retractable cover).