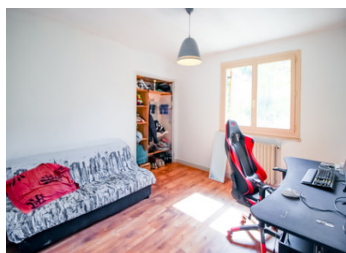
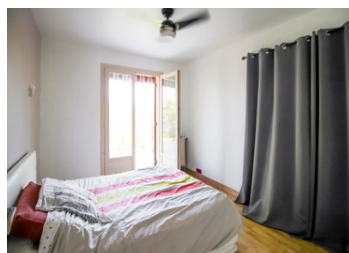
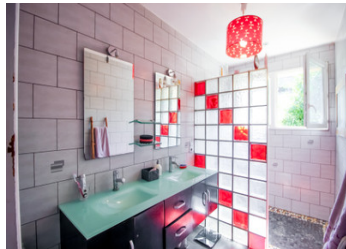
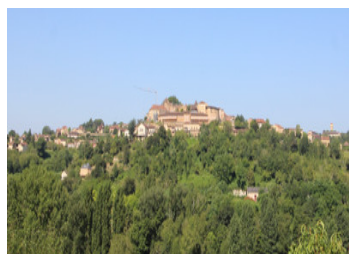


UNDER OFFER - House with swimming pool and second building



INFORMATION

Town:	Pays de Belvès
Department:	Dordogne
Bed:	6
Bath:	2
Floor:	158 m2
Plot Size:	4319 m2



IN BRIEF

70s house with studio, swimming pool, lovely garden and magnificent views over Belvès.

A private access road leads to the main house. The living area is on the second floor and the studio on the ground floor.

A dozen meters from the house is the second building and the swimming pool with view.

The studio comprises a living/dining room, laundry room, open-plan kitchen, shower room and two bedrooms.

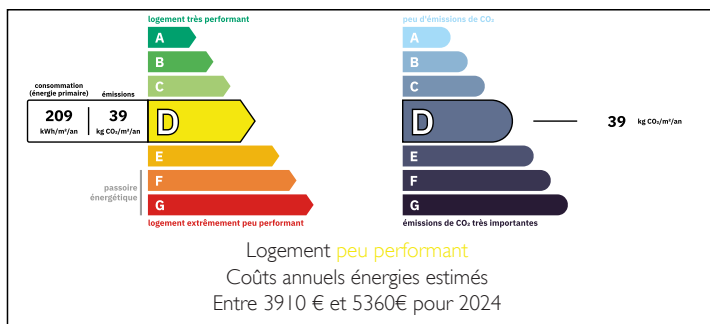
On the upper floor of the house, there's a large terrace-balcony around the house, as well as a large sun terrace.

The interior comprises an entrance hall, living/dining room with semi-open fitted kitchen, 4 bedrooms, shower room and WC.

A 2-car garage, workshop and cellars complete the property.

The swimming pool needs to be revised (estimate on request). A second large building could be used as

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

Beautiful 70's house with studio, swimming pool and second building

The house comprises :

- Entrance hall (6m2),
- Living/dining room (30m2),
- Kitchen (14m2),
- 4 bedrooms (10-10-11-12m2),
- Italian shower with double basin (5m2),
- WC (3m2),
- Large balcony around the house (25m2),
- Large terrace (40m2),
- 2-car garage (33m2),
- Workshop (19m2), Cellar (8m2), Boiler room (23m2),

The studio (55m2) to refresh comprises :

- Two bedrooms,
- Open-plan kitchen,
- Living/dining room,
- Utility room,
- Private covered terrace,

The house is equipped with a septic tank, oil-fired central heating and a pellet stove, and is double-glazed.

The roof is in very good condition.

The second building is approx. 60m2 and has electricity.

The swimming pool has a magnificent view over Belvès and needs to be redone (estimate available).

The exteriors feature ancient trees and are very private.

A beautiful private access road with gate (to be finalized) leads to both buildings.

Outdoor parking spaces.

Ideal location minutes from the center of Belvès and its shops.

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

LOCAL TAXES

Taxe foncière: 1207 EUR

Taxe habitation: EUR

NOTES