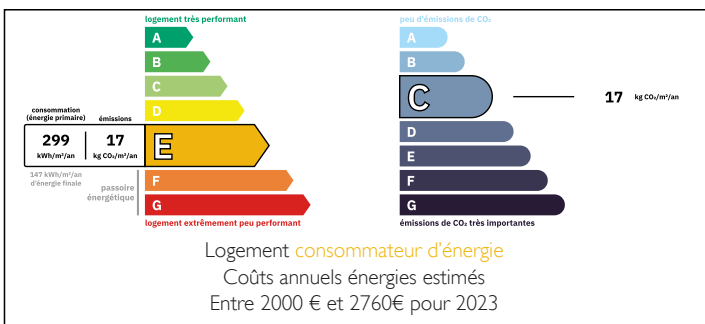


Two bedrooms house and studio with pool, secluded in the heart of the woods, dominant position

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Daglan
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	100 m2
Plot Size:	31206 m2

IN BRIEF

Are you dreaming of a cozy, secluded home with no neighbors, compatible with horses... a little piece of paradise all your own? Then this property is for you!

Located at the end of a small track, at the top of a hill, surrounded by woods, this contemporary house is in an idyllic setting for those who love nature, peace and quietness.

Well insulated and designed with taste and care, the house features a comfortable living room with fireplace, open kitchen and bay windows overlooking the woods. There are two bedrooms and a large bathroom.

The outbuilding is divided into a large workshop, garage and small studio with kitchenette, allowing you to welcome family or friends in complete privacy.

The superb swimming pool, built in 2017, is well

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

DESCRIPTION

Contemporary single-storey house comprising living room with fireplace and semi-equipped open kitchen, night space including 2 bedrooms, bathroom/shower communicating with the 2 bedrooms; entrance and independent WC. Outbuilding with double garage, small studio. Wooded grounds, meadow and swimming pool! No work required, very comfortable house ideally located near Daglan.

IN DETAIL

- living room with open kitchen: 37 m2 (including kitchen area: 11 m2)
- entrance hall
- separate WC
- Bedroom 1: 14.50 m2
- Bedroom 2: 9.75 m2
- bathroom: 8.45 m2

OUTBUILDING

- garage: 22 m2
- Workshop: 17 m2
- Studio (small separate bedroom, kitchenette, shower room-WC): 20 m2

LOCAL TAXES

Taxe foncière:	1282 EUR
Taxe habitation:	EUR

NOTES

TECHNICAL

- perfect condition, 20 cm breeze-block construction, polystyrene 200 insulation, bricks
- septic tank compliant
- single-glazed windows
- Fireplace
- 10x5 swimming pool built in 2017, automatic water filling

LOCATION

- completely secluded; access by chemin de castine, no neighbors; on top of a hill, beautiful view,
- wooded setting