

Stone house, swimming pool and large basement



INFORMATION

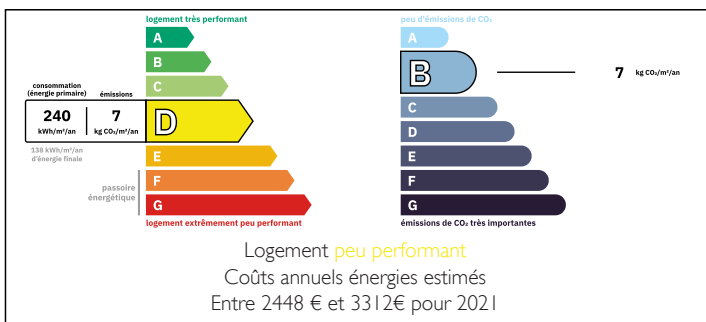
Town:	Bars
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	129 m2
Plot Size:	2974 m2

IN BRIEF

Single-storey stone house with four bedrooms, two bathrooms, large basement and swimming pool in a beautiful setting on 3000 m² of land, in a quiet location on the hills.

Full information and virtual visit on the LEGGETT website, reference A32332BD24

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

Single-storey house with semi-basement and swimming pool in a quiet, hillside location.

49 m² living room

Storage room 3.7 m²

Corridor 1.7 m²

Bedroom 13 m²

Bedroom 15.3 m²

Bathroom / WC 7 m²

Bedroom 13.4 m²

Bedroom 13.3 m²

Shower room / WC 6.5 m²

Veranda 7.5 m²

EXTRAS

Swimming pool 10×4m (recent liner)

Garage 26 m²

Cellar 29 m²

Basement / workshop 19 m²

NOTES

Heating via pellet stove and electric radiators

Double glazing throughout

Roof fully replaced in June 2024

Attic insulated in August 2024

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

LOCAL TAXES

Taxe foncière: **830 EUR**

Taxe habitation: **EUR**

NOTES