

Spacious Périgord-style villa with 4 bedrooms, swimming pool and large mature garden, close to all amenities.



## INFORMATION

Town:	Saint Aulaye-Puymangou
Department:	Dordogne
Bed:	4
Bath:	3
Floor:	206 m2
Plot Size:	8095 m2



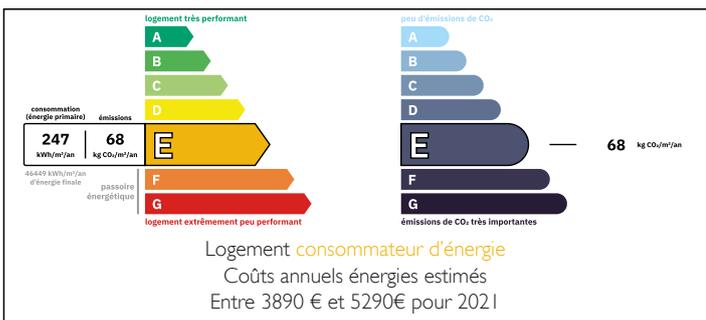
## IN BRIEF

This impeccable, large house is located in the village of Saint-Aulaye, with all shops, restaurants, cinema and health centre, as well as a very pretty riverside beach.

Ideally situated 10 minutes from Aubeterre, one of the most beautiful villages in France, and 15 minutes from Ribérac, a small town with all amenities and famous for its large weekly market.

50 minutes from Périgueux and Angoulême, and 1h15 from Bordeaux.

## 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

### Features:

- Oil-fired central heating (underground tank)
- Single glazing on ground floor, partial double glazing upstairs.
- Roof in good condition (steel framework) and well insulated.

### GROUND FLOOR

- Entrance hall (7.4 m<sup>2</sup>)
- Study or bedroom (14.7 m<sup>2</sup>)
- Large living/dining room with French doors opening onto the terrace and garden, and a fireplace (44.4 m<sup>2</sup>)
- Fitted and equipped kitchen with access to rear terrace (12.4 m<sup>2</sup>)
- Bedroom with access to rear terrace (13.9 m<sup>2</sup>)
- Bathroom with bath, walk-in shower and double washbasin (9.5 m<sup>2</sup>)
- Separate WC with washbasin

### 1st FLOOR

- Bedroom 1 (24 m<sup>2</sup>) with access to the bathroom and toilet.
- Bedroom 2 (21.6 m<sup>2</sup>) with access to bathroom and toilet.
- Shared bathroom (5.3 m<sup>2</sup>)
- Individual wc
- 2 Small attic rooms (6.73 and 7.9 m<sup>2</sup> respectively)
- Bedroom 3 (29.8 m<sup>2</sup>) with shower room, dressing, and 2 storage rooms of 7.3 m and 10.14 m<sup>2</sup>.

### BASEMENT

- Double garage with workshop area (63 m<sup>2</sup>)
- Games room (31.8 m<sup>2</sup>)
- Boiler room (11.8 m<sup>2</sup>)
- Wine cellar (11.3 m<sup>2</sup>)

### OUTSIDE

- 12 x 6 m chlorine pool and underground pool house
- Terraces on 3 sides of the house
- Shed and henhouse
- Wood shed

## LOCAL TAXES

Taxe foncière: **1388 EUR**

Taxe habitation: **EUR**

## NOTES