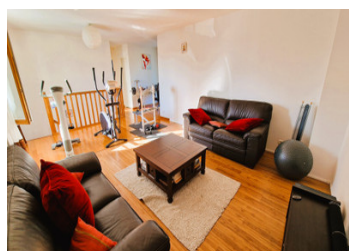


Beautiful 4 bedroom detached house with swimming pool, workshop and summer kitchen



## INFORMATION

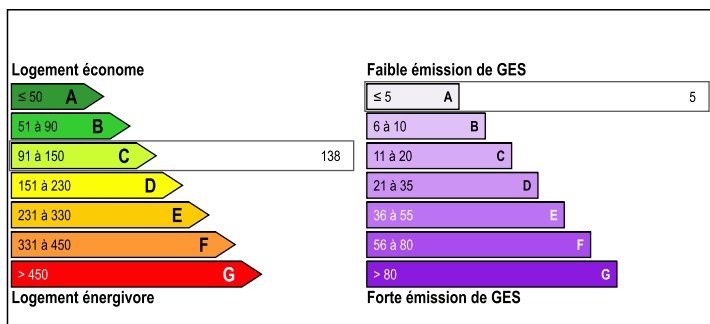
Town:	Lamothe-Montravel
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	180 m2
Plot Size:	1900 m2



## IN BRIEF

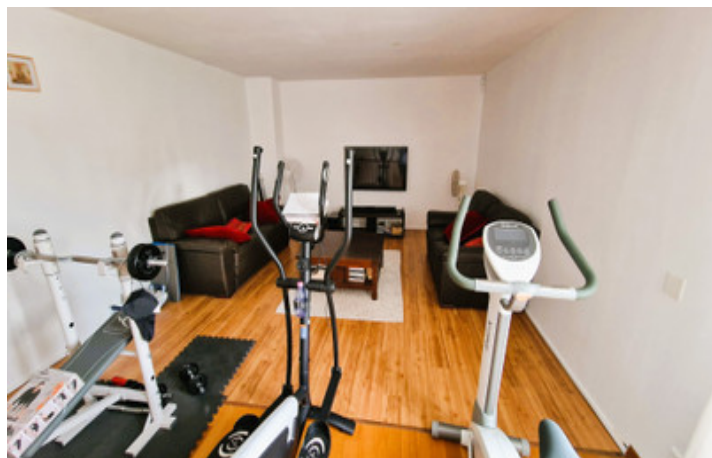
Superb house located near Saint-Émilion, on the wine route, comprising four bedrooms, a living room opening onto the dining room with fireplace, two bathrooms, a kitchen and a recreation room. The property is set in 1,900 m<sup>2</sup> of grounds, with a swimming pool and fully-equipped outdoor kitchen, as well as a landscaped garden, automatic watering system, workshop, wooden shed and home automation system. No work required... this is the ideal family or holiday home.

## 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: 1394 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

Upon entering the property, one is greeted by a luminous living/dining room offering views of the garden, terrace, and swimming pool. The ground floor also features a fully equipped kitchen with an adjacent pantry that accommodates the water tank and electricity board. A master bedroom with an en-suite shower room completes this level. Ascending to the first floor, one finds a generous leisure area, an office nook, and three more bedrooms, one boasting a walk-in wardrobe, alongside a large separate family bathroom.

Ground floor :

Living room - 43.28 m<sup>2</sup>

Kitchen - 13.86 m<sup>2</sup>

Bedroom 1 - 14.25 m<sup>2</sup>

Shower room - 2.44 m<sup>2</sup>

WC - 1.54 m<sup>2</sup>

Entrance hall - 9.44 m<sup>2</sup>

First floor :

Leisure area - 22.50 m<sup>2</sup>

Bedroom 2 - 12.54 m<sup>2</sup>

Bedroom 3 - 13.55 m<sup>2</sup>

Bedroom 4 - 14.70 m<sup>2</sup>

Bathroom - 8.86 m<sup>2</sup>

WC - 1.80 m<sup>2</sup>

Saltwater swimming pool measuring 9 m x 5 m, equipped with an alarm, a shower, and a liner replaced 5 years ago

Wooden shed

Double glazing and aluminum shutters recently refurbished

Roof in good condition

Septic tank compliant

Plumbing and electrical systems in good condition

Insulation redone

Electric radiators connected to Wi-Fi

200 L water heater

Electric aluminum gate and side gates

Fully fenced property

Automatic irrigation system