

Architect designed house with 4 bedrooms set in peaceful location.



## INFORMATION

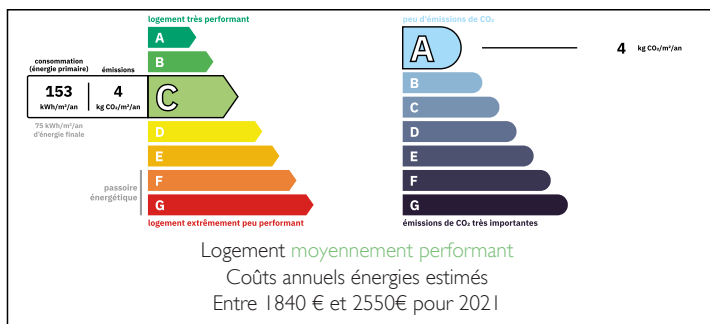
Town:	Bonneville-et-Saint-Avit-de-Fumadières
Department:	Dordogne
Bed:	4
Bath:	3
Floor:	200 m2
Plot Size:	6200 m2

## IN BRIEF

This spacious architect designed house of approximately 200m<sup>2</sup> is set in over 6,000m<sup>2</sup> of garden and offers lovely views. There are 4 bedrooms as well as a large open plan Kitchen/living room. The house is light bright and airy,



## 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

Kitchen (open plan): Approx 30m<sup>2</sup> with fully fitted kitchen

Living Room : Approx 70m<sup>2</sup> with log burning stove

Utility Room: With access to back garden with shower room that leads off utility room as well as a technical room.

Office/Bedroom: Approx 10.5m<sup>2</sup>

Bedroom: Approx 10m<sup>2</sup>

Bedroom: Approx 12.5m<sup>2</sup>

Bathroom: Approx 7m<sup>2</sup>

Bedroom: Approx 12m<sup>2</sup>

Bedroom: Approx 20.5m<sup>2</sup> with ensuite bathroom: Approx 9m<sup>2</sup>

WC: Approx 2.5m<sup>2</sup>

### Other information

Double Glazing, Large wooden Frame in Living Room, Fully fenced property, Raised dining area, electric Heating

\*\*Please note that this house has finishing work to carry out\*\*

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES