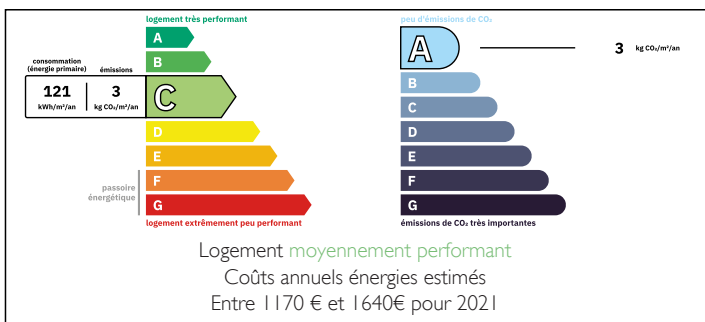


## MANZAC SUR VERN : Family house with swimming pool



## ENERGY - DPE



## INFORMATION

Town:	Manzac-sur-Vern
Department:	Dordogne
Bed:	3
Bath:	3
Floor:	123 m2
Plot Size:	3064 m2

## IN BRIEF

MANZAC SUR VERN : Near SAINT-ASTIER, 170 m<sup>2</sup> family house with swimming pool, 115 m<sup>2</sup> living space

Property comprising:

\* House on 3 levels with :

- Basement (semi-buried): 1 boiler room, 1 cellar/laundry room
- Garden level: 1 entrance hall with cupboard, 1 fitted kitchen opening onto 1 lounge/dining room with fireplace, 1 hallway that could be used as a office, 1 study, 2 bedrooms, 1 with shower room and WC.

- Upstairs in the attic: 1 mezzanine, 1 bedroom, 1 attic.

\* Detached garage

\* Garden shed

\* Carport

\* Swimming pool

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.

- Air/Water heat pump

K-003 Bedroom with shower room

Fireplace

- Large terrace



## DESCRIPTION

Ideally situated between Saint-Astier Notre Dame de Sanilhac and Vergt

13 minutes from Saint Astier railway station

7 minutes from the A89 motorway entrance

20 minutes from the entrance to Périgueux

17 minutes from Vergt

16 minutes from Créa Vallée Notre Dame de Sanilhac

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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