

## Single-storey house with gîte and access to the Dordogne river



## INFORMATION

Town:	Saint-Agne
Department:	Dordogne
Bed:	5
Bath:	3
Floor:	139 m2
Plot Size:	15308 m2

## IN BRIEF

Beautiful single-storey property situated in a peaceful setting with access to the Dordogne.

The main house offers a new fitted kitchen, a lounge/dining room with wood burner, 4 bedrooms including a master suite and a shower room.

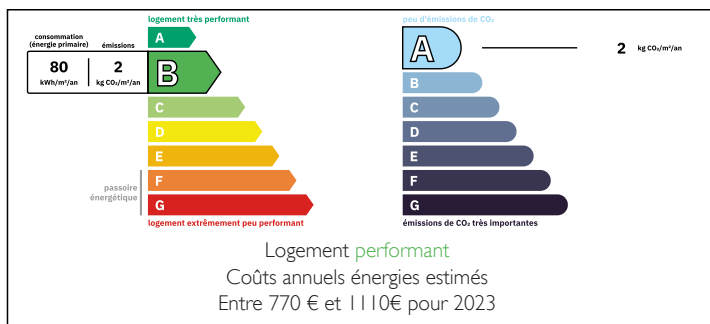
A second house has been converted into a gîte (sleeps 2), allowing you to welcome family and friends or even to rent out the property on a seasonal basis.

Garage, lean-to, swimming pool.

Heating via heat pump, wood burner and reversible air conditioning.

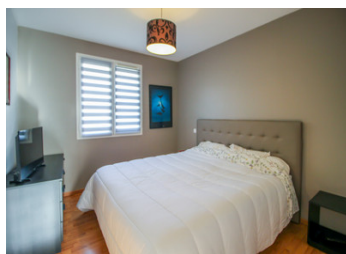
Large enclosed wooded grounds.

## 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:** 1712 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

This beautiful single-storey house (139m<sup>2</sup>) will charm you with its many assets and great comfort. A second house (45m<sup>2</sup>) has been renovated and will be a financial and comfort asset for your visitors.

Situated in the heart of the Périgord Pourpre region, this property offers a peaceful lifestyle on the banks of the Dordogne and close to the shops.

Details of rooms and fittings:

Large lounge/dining room (50m<sup>2</sup>) with access to a beautiful covered and private south-facing terrace (25m<sup>2</sup>), a new open-plan fitted kitchen (13m<sup>2</sup>), utility/boiler room (9m<sup>2</sup>), separate bedroom (19m<sup>2</sup>), hallway leading to three bedrooms (11m<sup>2</sup>-11m<sup>2</sup>-15m<sup>2</sup>) each with large fitted wardrobes and the largest with its own shower/washbasin, separate wc and spacious new shower room with walk-in shower (7m<sup>2</sup>).

Access to the property is via an electric gate, the grounds are fenced and there is a beautiful swimming pool (9x5) with its own beach.

The house has double glazing with electric shutters, reversible air conditioning, a wood-burning stove, a new heat pump and a septic tank.

A garage (19m<sup>2</sup>) with electric door and two lean-to buildings complete the property.

A second building converted into living accommodation comprises a lounge/dining room with kitchen area (23m<sup>2</sup>), a bedroom (11m<sup>2</sup>) and a shower room with toilet (5m<sup>2</sup>).

Reversible air conditioning and double glazing.

There is a small private terrace with lovely views over the fields.

The Dordogne river is 100m away with private access.

Sarlat is 60 km

Bergerac and its airport 15 km

Lalinde 10 km