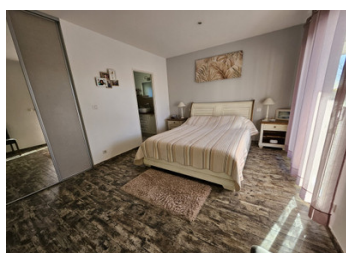
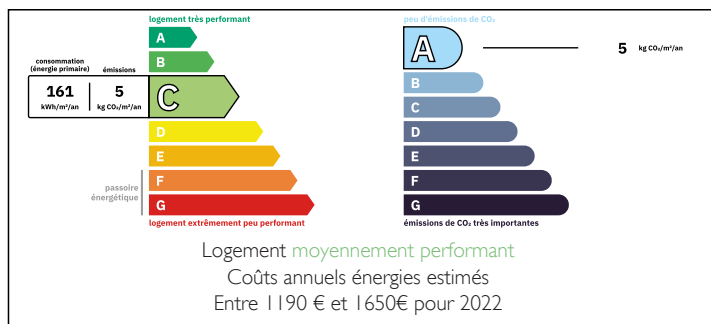


Contemporary family home

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Sarliac-sur-l'Isle
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	130 m ²
Plot Size:	1846 m ²

IN BRIEF

In a peaceful setting close to all amenities, this bright, spacious contemporary house offers a functional and pleasant living environment.

Set in wooded, fenced grounds with electric gates, it has a tarmac driveway and modern amenities.

Inside, a practical entrance hall leads to a study, a guest WC with washbasin and a large cupboard. The open-plan, fully-equipped kitchen opens onto a spacious living room with underfloor heating and a wood-burning stove.

The house includes a master suite with shower room, walk-in shower, wc and access to the terrace, as well as two other bedrooms with fitted wardrobes, sharing a common shower room with wc. A pantry adjoining the kitchen leads to two tiled, motorised garages.

Outside, a secure 8x4 m² swimming pool with roller

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

Quiet location, ideal setting, close to all amenities,

Contemporary house measuring 50.m2 set in wooded, fenced grounds with electric gate, videophone and tarmac driveway, Well-designed and bright, offering a pleasant and functional living environment.

As soon as you enter, you'll find an office that's ideal for working from home, a guest WC with washbasin and large cupboard, providing comfort and practicality from the moment you welcome visitors.

The fully-equipped kitchen opens onto a spacious living room of m2, creating a friendly, flowing atmosphere.

This vast living space, with electric underfloor heating, is enhanced by a wood-burning stove, perfect for warming the interior in winter and adding a warm, aesthetic touch to the whole.

The house has 3 well-appointed bedrooms with built-in wardrobes:

The master suite overlooking the terrace with its bay window, is a real haven of peace, offering a comfortable private space, with an en-suite shower room with talienne shower and toilet, for added privacy and convenience.

The other two bedrooms are ideal for children, an office or a guest room. They share a bathroom with a walk-in shower and toilet.

A practical pantry is accessed directly from the kitchen and leads to the tiled, motorised garages of m2, offering additional storage space and easy access.

Outside, there is a lovely 8x4 m² swimming pool with electric roller shutter, so you can enjoy the pleasures of the water in complete safety.

Individual drainage.

This modern, quiet and functional home is designed to offer its...

LOCAL TAXES

Taxe foncière: 1100 EUR

Taxe habitation: EUR

NOTES