

## Single-storey 4-bedroom house with garden and swimming pool in the countryside



## INFORMATION

Town:	Bassillac et Auberoche
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	136 m2
Plot Size:	3000 m2

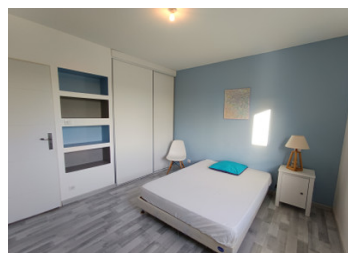
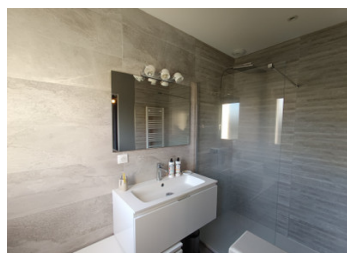
## IN BRIEF

Large, modern and functional house in the countryside with garden and swimming pool.

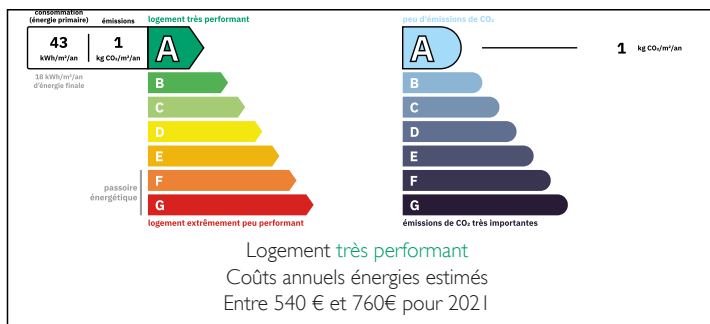
Pretty single-storey house built in 2016 in perfect condition. It comprises a large bright living room with open kitchen and double terrace access - a master suite with shower dressing room and wc - 3 bedrooms - 1 shower room - 1 separate wc - utility room.

The house is set in 3000 m2 of wooded grounds with a double terrace and pergola. There is a large heated swimming pool with submerged cover. A large garage with electric door completes the property.

Underfloor heating with air/water heat pump, double glazing and electric shutters. A-rated house with very good energy performance.



## 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

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## LOCAL TAXES

**Taxe foncière:** 1100 EUR

**Taxe habitation:** EUR

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

## NOTES