

Charming detached single level property with country views



INFORMATION

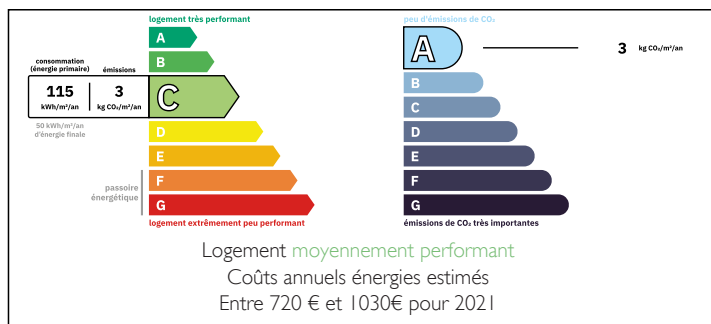
Town:	Saint-Saud-Lacoussière
Department:	Dordogne
Bed:	1
Bath:	1
Floor:	67.8 m2
Plot Size:	2037 m2

IN BRIEF

This delightful detached property offers a perfect blend of charm and modern living, all on one convenient level. The standout feature is the bright and airy south-facing conservatory kitchen/lounge/diner a perfect space for both everyday living and entertaining.



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

Double gates open on to a gravel driveway with ample parking for several cars. You approach the property through the beautiful, well established garden.

Conservatory (7.4m x 4m)

The main entrance to the property is through double sliding doors into a south facing conservatory. Kitchen, dining room and lounge expertly designed to function as a multi-purpose space. This room's temperature is controlled with an all in one air conditioning unit and heater.

From the conservatory there is flexible Living Space (4.4m x 4.4m) currently used as an office area and passage way to another living space suitable for a second bedroom (2.7m x 2.3m). The primary bedroom (4.4m x 2.9m) has beautiful countryside views. The shower room (1.5m x 2.8m) has a large walk in shower and WC. The property also has:

A utility room (4.4m x 1.9m)

A cellar accessed from outside & extending the whole length of the property is currently being used for storage.

The property has a long, fenced, immaculately maintained lawned garden. An above ground swimming pool and a small vintage caravan are included in the sale of the property.

The property is just minutes from the popular market village of Saint Saud with several bars and restaurants to choose from. A small supermarket and pharmacy. The lake of Saint Saud is a short drive away with a beach, children's play area, fishing and snack bar. A popular place all year round for walking.

Information about risks to which this property is exposed is available on...

LOCAL TAXES

Taxe foncière: 204 EUR

Taxe habitation: EUR

NOTES