

Well presented modern bungalow with outbuildings and a pool, quiet neighbourhood. Total privacy - Dordogne



INFORMATION

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|-------------|---------------------|
| Town: | Saint-Paul-la-Roche |
| Department: | Dordogne |
| Bed: | 3 |
| Bath: | 1 |
| Floor: | 106 m2 |
| Plot Size: | 3301 m2 |



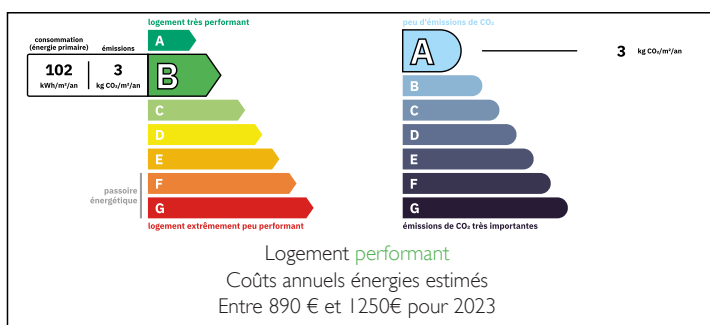
IN BRIEF

A short drive from a thriving market town, this well-kept three-bedroom bungalow, built in 2004, offers spacious living with large, light-filled rooms, perfect for comfortable family living. The property features a generous 37m² covered terrace, ideal for entertaining or relaxing while enjoying the views of the enclosed garden. A heated swimming pool adds to the outdoor charm, creating a private oasis for outdoor enjoyment. The property also features a double garage, a car port and a smaller garage/store.

This charming bungalow combines modern amenities with a tranquil setting, making it a perfect choice for those seeking both functionality and relaxation

With an abundance of walking trails weaving through scenic landscapes, nature lovers can immerse themselves in the beauty of the surrounding environment. For cycling enthusiasts, the renowned

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: 1030 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The home is centrally heated with an efficient aero heat source pump (2021), ensuring warmth and comfort throughout the year. Double-glazed windows and doors provide additional insulation and energy efficiency, enhancing the property's overall appeal.

There is a septic tank which conforms to the current regulation standards.

HOUSE 106m2

Open-plan living space, total of 55m2 :-

Lounge 39m2 (5m x 7,8m) rear aspect sliding doors to terrace and garden.

Kitchen 10,41m2 (3,47m x 3m) range of wall and base units, island, dual electric and gas hob, electric oven.

Utility area 5,7m2 (1,9m x 3m) plumbing washing machine, door to garage.

Office 9,87m2 (3m x 3,29m) double doors to rear terrace

Separate WC 1,61m2 (1,79m x 0,9m- front aspect, hand basin.

Integrated cupboard

Hallway 3,78m2 (4,2m x 0,9m)

Bedroom 1 - 9,45m2 (3,49m x 2,71m) built-in wardrobe, rear aspect.

Bedroom 2 - 10,27m2 (3,82m x 2,69m) built-in wardrobe, rear aspect.

Bedroom 3 - 9,5m2 (3,29m x 2,89m) built-in wardrobe, front aspect.

Bathroom 5,94m2 (3,32m x 1,79m) shower, bath, double hand basins with vanity unit, heated towel rail, front aspect.

EXTERIOR:

Swimming pool 6m x 3,20m heated, chlorine, moulded pool with integrated steps.

Garage/Store 9,82m2 with heating system and separate pantry, door to rear.

Covered terrace 37m2 (3,7m x 10m) south east facing to garden