

3-bed house with swimming pool, private garden, hamlet location close to popular village. Ideal holiday home.



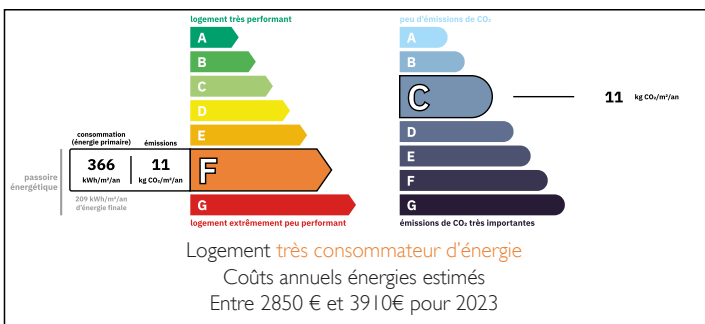
## INFORMATION

Town:	Saint-Saud-Lacoussière
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	124 m2
Plot Size:	773 m2

## IN BRIEF

This lovely property is situated in the heart of the peaceful countryside near Saint-Saud-Lacoussière. Arriving at the house towards the end of a no-through road, you can be assured of undisturbed tranquility without the hum of traffic. The private garden has a swimming pool where you can relax to the sounds of nature and cool off during the hot summer months. In the house, the kitchen has country-style units in a horseshoe arrangement with cheerful tiled splashbacks. With summer living and life by the pool high on the agenda, the ground floor bathroom is a practical addition, while a separate utility room keeps household tasks out of sight. Beyond these functional areas, the spacious lounge-diner offers a wonderful family area, cool in the summer, and cosy in the winter thanks to a wood-burning inset stove. Upstairs, three bedrooms...

## ENERGY - DPE



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## DESCRIPTION

This super property is immaculately presented and comes with all of the furniture, so it is perfect for buyers seeking a holiday home to start using in summer 2025. The majority of windows are double glazed and all windows and doors have shutters. The roof was renovated in the last ten years, and a new septic tank installed in the last five years.

### GROUND FLOOR

**KITCHEN** (6,6m x 5,3m = 13,8 m<sup>2</sup>)

Step in from the garden to the front entry hall which extends into the well-appointed kitchen. Floor and wall units in a horseshoe arrangement are country cream in colour. Being sold with the property are the oven, a five-ring bottle fed gas hob, a dishwasher and a fridge-freezer.

**LOUNGE DINER** (6m x 4m = 24m<sup>2</sup>)

A wide entrance from the kitchen brings you into the lounge-dining room. Light floods in from a double glazed door and a window both looking out to the rear of the property. A pointed stone chimney breast with a solid wooden mantel and alcoves for firewood either side of an insert stove give a traditional focal point in harmony with the wooden beams on the ceiling.

**BATHROOM** (5m<sup>2</sup>) Separate WC 1,1m<sup>2</sup>

Blue and white tiles from floor to ceiling give a nautical feel. This bathroom is equipped with a bath, a shower cabinet, a sink inset in a unit with cupboards and drawers with a lit mirror above, and an electric towel heater

**LAUNDRY** (2,6m x 2,2m = 5,7m<sup>2</sup>)

Has plumbing for a washing machine and shelving..

## LOCAL TAXES

**Taxe foncière: 1872 EUR**

**Taxe habitation: EUR**

## NOTES