

2 Bedrooms, 2 Bathrooms house in the Dordogne : Ideal holiday home with a pool in a picturesque setting.



INFORMATION

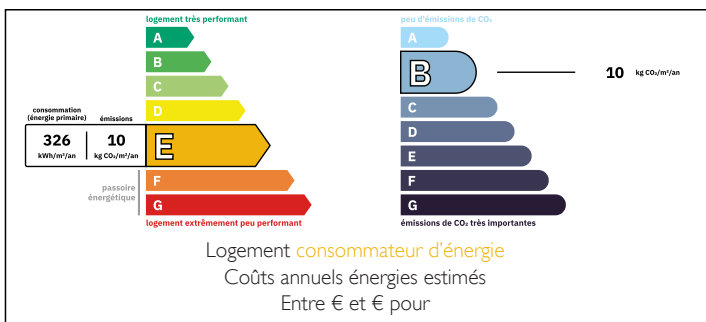
Town:	Saint-Paul-Lizonne
Department:	Dordogne
Bed:	2
Bath:	2
Floor:	154 m2
Plot Size:	720 m2

IN BRIEF

Located just 7 minutes from Saint-Séverin for daily essentials and restaurants, 15 minutes from Ribérac for larger shops and large market on Friday mornings.

1h30 from 3 airports, Bordeaux, Limoges and Bergerac, and the TGV at Angoulême makes for easy access to this delightful region.

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 habitation: EUR

NOTES

DESCRIPTION

****Charming Holiday Home with Pool in the Dordogne****

Enjoy the perfect holiday in this characterful two-bedroom home, each with its own bathroom. The spacious 30m² living room, well-equipped kitchen, and laundry room with WC provide comfort, while a versatile ground-floor room offers potential as an office, TV room, or third bedroom. The tasteful blend of wood, laminate, and tiles enhances its contemporary rustic charm.

Outside, a lovely swimming pool with an adjoining terrace awaits, while a covered terrace offers sheltered seating with direct indoor access.

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An ideal 'lock-up-and-leave' holiday home or a charming permanent residence.

- I Entrance area (10 m²)
- I Laundry room (2 m²) with sink and W.C.
- I Living-room (18 m²) could be used as a downstairs bedroom
- I Kitchen/dining room (22 m²)
- I Living room (30 m²)
- Floor Garden level
- I Terrace (15 m²) covered
- Floor 1st
- I Bedroom (25 m²)
- I Landing (4.5 m²)
- I Bathroom (10m²) with W.C. Bath and shower
- I Shower room (10 m²) with W.C.
- I Bedroom (22 m²)

Garden and SWIMMING POOL (8m x 4m) with a recent liner

Information about risks to which this property is