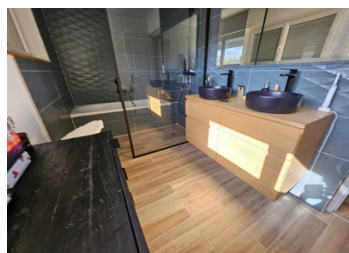


## Family home with swimming pool - Close to hospital and shops



## INFORMATION

Town:	Trélissac
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	157 m2
Plot Size:	433 m2

## IN BRIEF

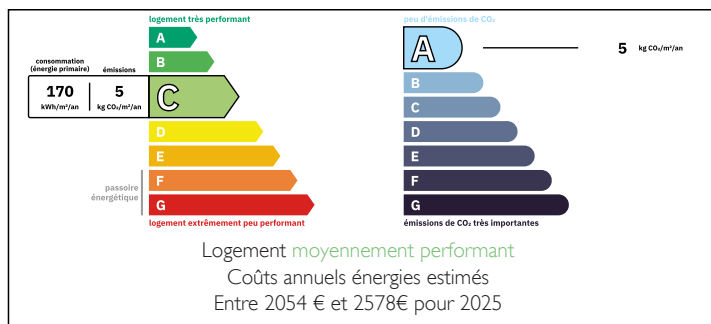
Family home with swimming pool - Near hospital and shops

Spacious and functional, this house offers a fitted kitchen, utility room, double living room and study. Upstairs, there is a master bedroom with dressing room and bathroom, as well as 3 bedrooms with fitted wardrobes and a shower room with toilet. The exterior benefits from a swimming pool and pool house.

Completely renovated in 2022.

An ideal living environment combining comfort and modernity.

## 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

Ideally located close to the hospital and shops, this beautiful home offers generous living space and modern amenities for optimum comfort.

Main features:

Ground floor: entrance hall, study, utility room, fitted kitchen

First floor:

Master suite with dressing room and bathroom (shower, bath, double washbasin)

3 bedrooms with fitted wardrobes

Shower room with WC

Outside:

Swimming pool with pool house, fully renovated in 2022

Leisure and relaxation areas

This house combines practicality, modernity and an ideal location.

-----

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES