

House built in 2010 in a small hamlet between Gourdon and Sarlat with constructible land



INFORMATION

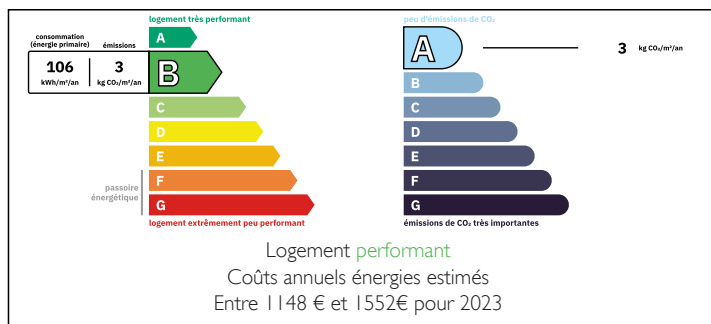
Town:	Saint-Aubin-de-Nabirat
Department:	Dordogne
Bed:	3
Bath:	3
Floor:	146 m2
Plot Size:	3610 m2

IN BRIEF

House built in 2010 with pompe a chaleur, underfloor heating, pool and constructible land in a small hamlet between Gourdon and Sarlat. Perfect property to rent out as a gite, own as a couple or a family.



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: 902 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This is the perfect property for a couple or family. The energy consumption is relatively low with a B rating on the DPE. There are two downstairs bedrooms, one upstairs bedroom, a single garage and a utility room all under the same roof - no need to go outside.

There is underfloor heating on the ground floor, a pompe a chaleur and a wood burner.

The swimming pool has roman steps instead of a ladder, which facilitates access for children and people with limited mobility. There is also a terrace along the back of the house with plenty of space for BBQs in the warmer months.

There is a small front garden and a large back garden surrounded by trees and hedges. At the end of the garden, part of the land is constructible - perfect for a second house to rent or sell.

The kitchen is spacious, well-lit and well designed. The dining room is big enough to host guests and the living room is spacious too.

Each of the three bedrooms are large and have their own bathroom complete with a WC, bath or shower.

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