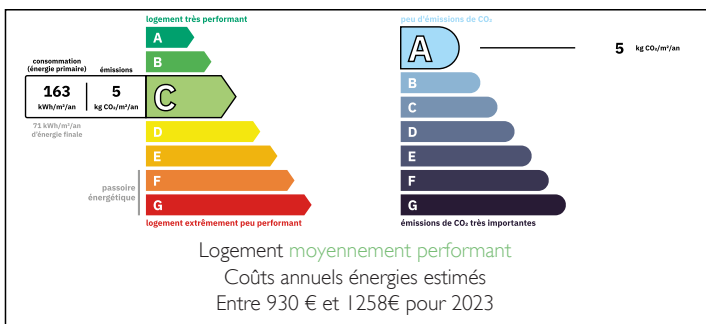


Very pleasant 3 bedroom house in a co-property with a private terrace, a shared swimming pool and gardens.

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Bouteilles-Saint-Sébastien
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	72 m2
Plot Size:	11430 m2

IN BRIEF

The property in detail :

Downstairs -

Kitchen/dining /living room - 27.40 m²

Bedroom 1 - 10.10 m²

Upstairs -

Hallway - 3.05 m²

Bedroom 2 - 10.10 m²

WC - 1.20 m²

Shower room - 3.80 m²

Bedroom 3 - 12.40 m².

Outside -

Private terrace 15 m²

Swimming pool 10m x 5m.

Gardens and parking area.

Taxe foncière 585€ a year.

Co-property charges 850€ a yrear.

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

This property is the perfect lock up and leave holiday home, situated in an elevated position with south west views. There is a lovely private terrace to the front of the house with a sun awning. On the ground floor there is an open plan living and dining area with a corner kitchen area which is fully fitted. There is also a downstairs bedroom. Up the wooden spiral staircase there is a hallway leading to 2 bedrooms, a toilet and a shower room with toilet. The first bedroom has an en-suite bathroom and a Juliette balcony. To the front of the house is the second bedroom also with a Juliette balcony overlooking the pool, gardens and the lovely views. To the front of the house is the communal swimming pool, which has a security fence and gate, and the gardens. There is also a small lockable shed in the garden which can be used by all owners to store bicycles. There is a private parking area for the owners and guests. The property is a short drive from the village of St Séverin with all your day to day needs. The market town of Ribérac is a 15 minute drive and then the pretty village of Aubeterre sur Dronne with its sandy beach by the river and lovely shady square with bars and restaurants is also a 15 minute drive from the property.

Bergerac airport is 75km.

Limoges airport is 109km.

Bordeaux airport is 129km.

Angoulême TGV train...

LOCAL TAXES

Taxe foncière: 585 EUR

Taxe habitation: EUR

NOTES