

Stylish & modern 3/4 bedroom house, beautiful views, 2 terraces & Pool.

EXCLUSIVE

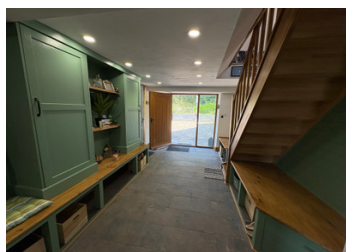


INFORMATION

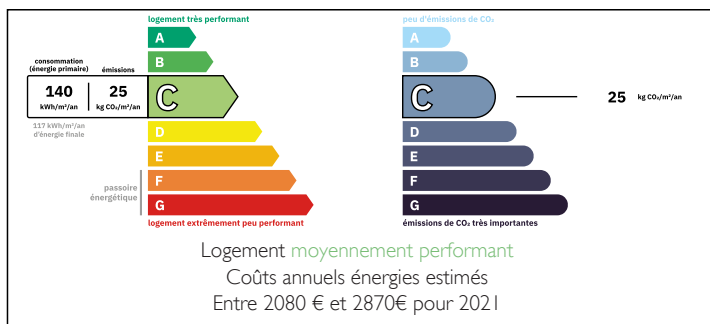
Town:	Abjat-sur-Bandiat
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	135 m2
Plot Size:	3985 m2

IN BRIEF

A newly renovated 3/4 bedroom property. Stylish, quality finish, maximises outdoor living space. 2 terraces, large garden, great views and a pool.



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

This semi-detached property is located on the outskirts of the village. A private drive for 2 cars is accessed through double gates. The main front door is on the front of the house. Enter through a beautiful oversized oak door into a practical hallway & boot room. On this ground floor level you will find:

LOUNGE 4.5m x 3.7m (16.65m²)

A log burning stove provides heating for this cozy lounge. A doorway opens on to a terrace over looking the garden.

BEDROOM 1 4.1m x 3.9m (15.99m²)

A lovely light double bedroom with double glass doors leading out on to the patio.

SHOWER ROOM 2.8m x 2.1m (5.88m²)

A newly fitted modern shower room with under floor heating.

BEDROOM 2 2.7m x 4.2m (11.34m²)

Another double bedroom with build in wardrobe.

A wooden staircase leads off the hallway to the first floor.

KITCHEN/DINER 6.9m x 5.4m (26.2m²)

A country style fitted kitchen with an island & breakfast bar. Beautiful oak worktops.

A centrally located log burner provides heating for this living space. 2 sets of double patio doors open on to a balcony & terrace.

On this level is:

BEDROOM 3 3.9m x 3.8m (14.8m²)

A bright & spacious double bedroom.

LOUNGE/BEDROOM 4 4m x 3.9m

A second lounge which could also be used as a 4th bedroom.

FAMILY SHOWER ROOM 3.9m x 2.8m (10.9m²)

The outdoor space of 3985m² provides lots of versatility. A small wooded area on each side of the garden, central lawn area, 2 terraces, a workshop, a potting shed, a private drive with parking for...

LOCAL TAXES

Taxe habitation: EUR

NOTES