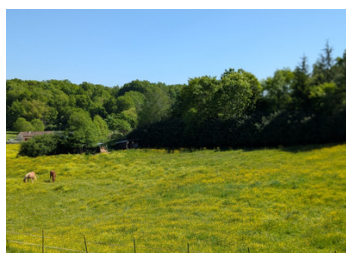


House (Perigord style) with 1 HA, 4 bedrooms, and a pool

EXCLUSIVE



INFORMATION

Town:	Limeuil
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	100 m2
Plot Size:	11000 m2

IN BRIEF

With views over a field and woodland, this recently built house (c. 2007) in the Perigord style offers a wonderful opportunity as a second home or as a prime residence. The entrance hall leads to a bright living room/dining area with dual aspect French doors and a wood burner. Next to this living space is a recently fitted and equipped kitchen. The French doors lead to a covered terrace which overlooks the pool. On the ground floor there is also a bedroom with its own shower room/WC and a separate WC with a sink. Upstairs, there are three further bedrooms and a bathroom/WC. There is also a utility room, double glazing throughout and the property is equipped with a water softener. The attached field is suitable for one or two horses. The popular village of Limeuil, with restaurants,...

ENERGY - DPE

DPE in progress.

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

Dimensions (approx.)

Entrance hall - 5 m²

Living/Kitchen- 43 m²

Downstairs bedroom - 10 m²

Shower room - 5 m²

Upstairs bedrooms - 11/13/13 m²

Bathroom - 5 m²

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

LOCAL TAXES

Taxe foncière: 1249 EUR

Taxe habitation: EUR

NOTES