

Charming single-storey house with great potential



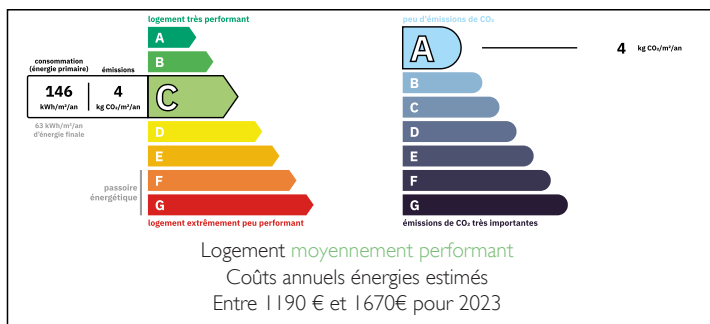
INFORMATION

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|-------------|--------------|
| Town: | Saint-Vivien |
| Department: | Dordogne |
| Bed: | 5 |
| Bath: | 1 |
| Floor: | 150 m2 |
| Plot Size: | 1730 m2 |

IN BRIEF

House built in 2007, well insulated, with ample parking, ideal for a family or second home with its swimming pool and outbuildings.

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 habitation: EUR

NOTES

DESCRIPTION

Attractive property with 150m² of living space set in 1730m² of enclosed, wooded, peaceful grounds in a Dordogne village. It is 6 minutes from the station, shops and health centre (medical centre, pharmacy, vet) in Vélines, 30 minutes from Bergerac and Libourne, and around an hour from Bordeaux and Périgueux.

Well-insulated house with double glazing, comprising a lounge area, a large dining room, an open-plan kitchen and a bedroom that could be used as a study. A corridor leads to the night side, comprising 3 bright bedrooms and a large shower room with double washbasin; separate WC. Adjoining the living room, accessible via 2 bay windows, is a large covered and enclosed terrace of approx. 80m² with its summer kitchen and direct access to a large, south-facing 4 x 8 m swimming pool, which can be renovated as you wish.

In a separate annex, there is a large laundry room giving access to an independent bedroom with a shower room to be converted, a large garage (capacity for 2 cars) with a mechanical pit and its workshop, a large attached carport, a large parking area, a small chalet of 20m² to be converted on a large basement, a pretty, well-kept garden planted with trees, and a vegetable patch for nature lovers.

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