

4 Bedroom villa and heated pool with stunning views. Close to Sigoules, Bergerac and Eymet



INFORMATION

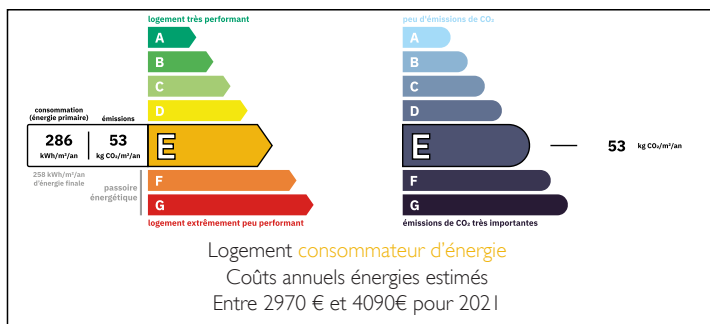
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|-------------|----------|
| Town: | Thénac |
| Department: | Dordogne |
| Bed: | 4 |
| Bath: | 3 |
| Floor: | 170.5 m2 |
| Plot Size: | 3650 m2 |



IN BRIEF

Superb villa in beautiful location with heated private pool only 23km to Bergerac its airport, train station and all it has to offer, as well as being close to the prestigious Chateau de Vigiers Golf course and Spa, and the 2 hamlets of Plum Village (Village des Pruniers) and only 12km to Eymet. This really is a country home with modern conveniences close by.

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: 1817 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This is a lovely country home with its own heated pool, sun terraces and patios. The house is truly spacious and offers comfort and space in a rural setting and is most suitable as a family home or for a holiday home for families wishing to holiday together.

The kitchen really is the hub of the house with its log fire and spacious 50m² farmhouse style kitchen/diner, the living room 27m² has a cosy fireplace too, and there are 3 good size downstairs bedrooms, 2 of which have ensembles, and one close to a large family bathroom. There is a downstairs WC with entrance close to the swimming pool. Upstairs there is a further bedroom and 1/2 bathroom with sink and wc. Also ample space to extend living area.

Downstairs is a huge/garage cellar 146m² which houses the wine vats for this original vineyard home. Outside there is ample space to sit or hide from the sun, and the mature garden includes a number of fragrant shrubs and lavenders. The villa has stunning views of the surrounding countryside, and is ideal for walkers or cyclists. The property benefits from full central heating in winter together with an efficient log burning stove.

The swimming pool is 9 x 4m x 1.35m and has an air source heat pump

Information about risks to which this property is exposed is available on the...