

Exceptional spot for this beautiful property sitting on 3600m of land with swimming pool.



## INFORMATION

Town:	Trélissac
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	222 m2
Plot Size:	3626 m2

## IN BRIEF

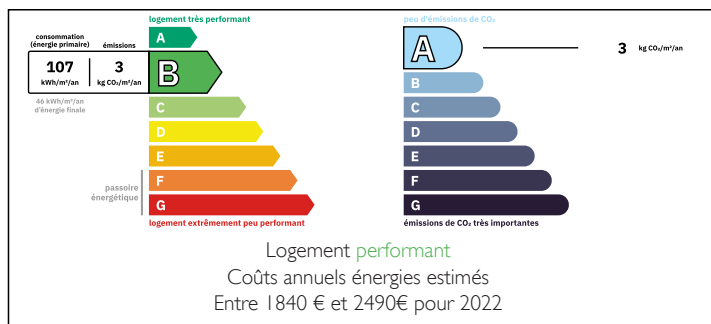
Fully renovated stone property on shaded land with swimming pool and terrace.

Situated in a calm spot in the countryside, the commercial center only 5km drive away. The house has an excellent energy efficiency being an A and B.

The house is liveable straight away with no work to be done.



## 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

The main house offers living space of around 220m<sup>2</sup>, composed of an entrance opening into an open kitchen with dining room, french double doors opening onto the terrace where you will find a barbecue area with swimming pool, living room with exposed wood work, beautiful dining room with stone work, parental bedroom with walk in wardrobe, bathroom, WC and wash basin.

Laundry room.

Garage of around 80m<sup>2</sup> with storage area.

First floor:

Mezzanine and snooker room, bar and games room. Large landing area leading to two bedrooms and exposed wood work.

En suite bedroom with sitting area, shower room and WC, independant entrance so could be used as a seperate studio.

Exterior:

Fully enclosed garden with water well, swimming pool 10x5, 2 courtyards with two seperate entrances.

Carport for two vehicules aswell as a garage.

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

## LOCAL TAXES

**Taxe foncière:** 3000 EUR

**Taxe habitation:** EUR

## NOTES