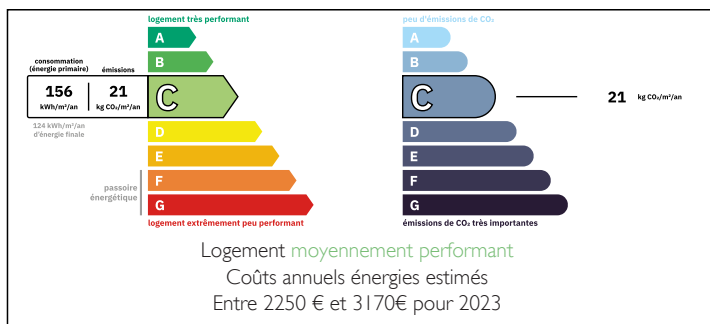


UNDER OFFER - 6-bedroom holiday home in a dominant position in the countryside, with views

## EXCLUSIVE



## ENERGY - DPE



## INFORMATION

Town:	Cazoulès
Department:	Dordogne
Bed:	6
Bath:	4
Floor:	151 m2
Plot Size:	5590 m2

## IN BRIEF

This beautiful south facing stone house is perfect for relaxing with family or friends on the covered balcony and enjoying the countryside views.

The house comprises a lovely living room with wood-burning stove and shaded terrace, from which you can contemplate the Dordogne valley; with the open-plan kitchen /dining area, you'll enjoy a lovely 40 m2 living space; on the same level, you'll find two bedrooms and a bathroom (2nd easy to recreate). Upstairs, there are 4 bedrooms and three bathrooms to accommodate everyone.

The house is very comfortable, with all modern conveniences, including reversible air conditioning and gas central heating on the ground floor.

You'll also benefit from a huge basement which you could easily convert into additional accommodation.

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

Very well-situated and functional house for year-round living, very good location!

House built on basement comprising entrance hall, kitchen opening onto living room, 2 bedrooms, shower room, WC, laundry room (shower room possible); upstairs hallway, 4 bedrooms, 3 shower rooms;

Huge basement with boiler and pool room, cellars ; swimming pool, stunning view, lovely sunny enclosed ground with private gated entrance and wooded area

Very nice view over the countryside and the Dordogne Valley, very quiet, pleasant environment, located near Souillac.

## APPROXIMATE SURFACE AREAS

Ground floor

- Entrance hall and corridor
- Bedroom 1 with laundry / possible shower room: 13,5 m<sup>2</sup>
- Bedroom 2: 19 m<sup>2</sup>
- Shower room: 3.15 m<sup>2</sup>
- Kitchen and living room: 42 m<sup>2</sup>

1st floor

- Landing
- Shower room-WC 2: 5 m<sup>2</sup>
- Bedroom 3 en suite (including Sdd): 15 m<sup>2</sup>
- Bedroom 4: 10.50 m<sup>2</sup>
- Bedroom 5: 10.00 m<sup>2</sup>
- Bedroom 6 en suite (including Sdd): 12 m<sup>2</sup>

Basement

- Various rooms, cellars and equipment room for approx. 85 m<sup>2</sup>

## TECHNICAL SIDE

- Double glazing installed in 2018
- Rerversible Air-conditioning upstairs
- Kitchen redone in 2015
- New boiler in 2022 (gas central heating)

## LOCAL TAXES

**Taxe foncière: 2578 EUR**

**Taxe habitation: EUR**

## NOTES