

A secluded 4 bedroom house with a pool and a large garden and some woodland on a hillside

EXCLUSIVE



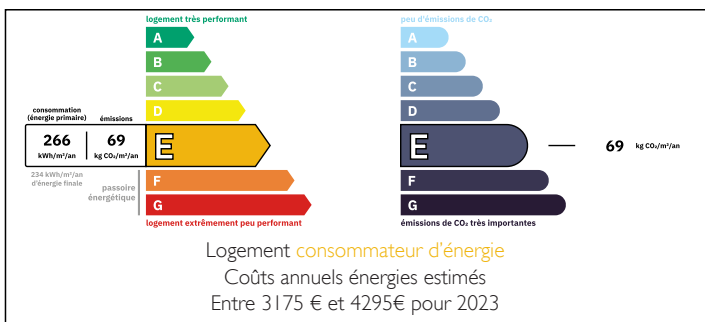
INFORMATION

Town:	Anliac
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	115 m2
Plot Size:	16000 m2

IN BRIEF

Built on a hillside with a high vantage point and views across the garden and the valley, this 4 bedroom family house is mostly on the upper level but with both opening on to the exterior, the lower level could become a separate entity or annex and and therefore cater for all ages. The property is neat light and airy with extensive grounds of up to 1.6 ha including woodland.

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

House

Upper floor

Entrance hall 6 m²

W/c 2 m²

Sitting/dining room 32 m²

Kitchen 11 m²

1st bedroom (with French doors) 12 m²

Bathroom with bath, double washbasin and w/c 7 m²

2nd bedroom (with French doors) 12 m²

3rd bedroom 11 m²

Lower floor

4th bedroom 11 m²

Office 11 m²

Storeroom 6 m²

Utility room + summer kitchen 11 m²

Storeroom 4 m²

Garage 39 m²

Outside

Salt swimming pool 5 m x 9 m

Tractor shed

Land 16000 Garden and woodland

Amenities

Nearest supermarket 9 minutes

Nearest SNCF train station 27 minutes

Nearest airport Limoges 54 minutes

LOCAL TAXES

Taxe foncière: **689 EUR**

Taxe habitation: **EUR**

NOTES

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