

A 4 bedroom house with solar power, a lovely view and 1,4 ha including a small fishing lake!



INFORMATION

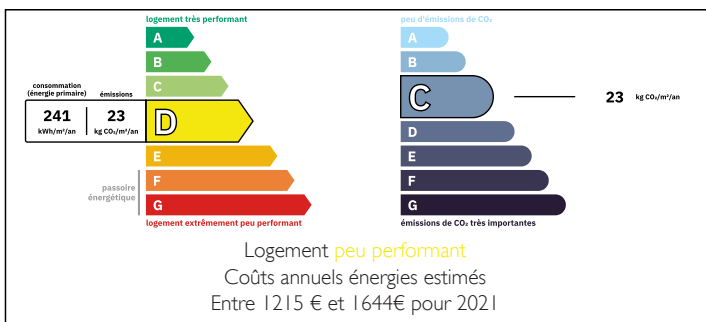
Town:	Sainte-Trie
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	97 m2
Plot Size:	14000 m2



IN BRIEF

Built on ridge with lovely views, this 4 bedroom house with French doors and terraces has solar power, boosted by gas central heating for the winter season. The house is also well adapted for the outdoors with extended utility facilities including shower, summer kitchen to cater for work and excursions into its meadow, woodland and a small lake stocked with carp and roach for those who are keen anglers.

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

ground floor (Travertin tiled floor in principal rooms)
Sitting/dining room with wood burner tiled floor 29 m²

Kitchen 10 m²

W/c 2 m²

1st Bedroom with large, fitted cupboard 9 m²

Washroom with tiled walk in shower and washbasin 5,5 m²

2nd Bedroom (currently used as an office) 11,5 m²

Hall with staircase and office area 5 m²

Utility room 11 m²

Summer kitchen with shower area 13,5 m²

1st floor

Small washroom with washbasin and w/c 3,5 m²

3rd bedroom 10 m²

4th bedroom (accessed from 3rd) 11,5 m²

Outside

Modern conservatory extension with woodstore area and solar roofing

2 x garages

1,4 ha of field, woodland and fishing lake

Amenities

Local shops 8 minutes by car

Nearest supermarket 13 minutes

Nearest SNCF train station 20 minutes

Nearest airport (Brive) 51 minutes

LOCAL TAXES

Taxe habitation: EUR

NOTES

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