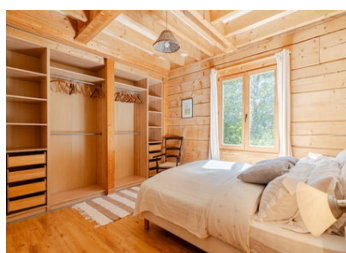
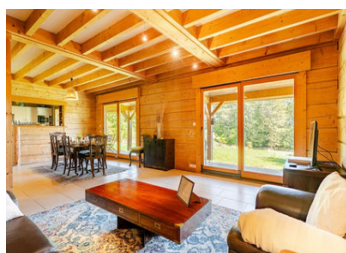


## UNDER OFFER - Wooden house with small cottage and swimming pool

EXCLUSIVE



## INFORMATION

Town:	Val de Louyre et Caudeau
Department:	Dordogne
Bed:	5
Bath:	3
Floor:	160 m2
Plot Size:	7770 m2

## IN BRIEF

Wooden solid house from 2005 (approximately 150m2) nestled in a green setting with quality features including a pool, covered terrace, 4 bedrooms, office, garage, and carport. A second building, a dovecote/gîte, is in need of renovation.

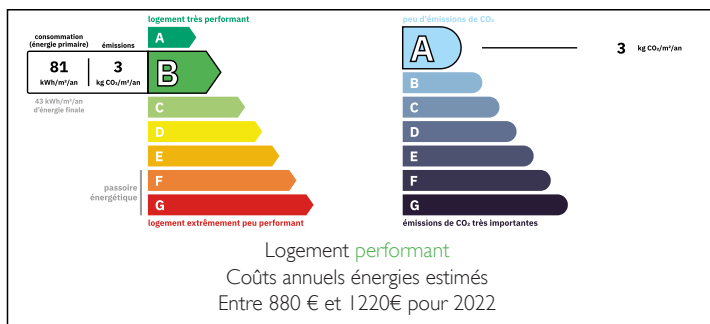
This beautiful house allows for single-level living.

On the ground floor, there is an open kitchen overlooking a spacious living/dining room, a pantry, two bedrooms, a bathroom with a shower, bathtub, and double sink, and a separate toilet. Upstairs, there are 2 bedrooms, a landing/office, a separate toilet, and a bathroom with a sink and bathtub.

The exteriors consist of a large covered terrace that offers a beautiful view of the 10x5 chlorine pool with its private beach.

The 7770m2 land is fully landscaped and private.

## 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

Wooden house from 2005 (approximately 150m<sup>2</sup>) consisting of: On the ground floor: an open kitchen leading to a large living/dining room, a pantry, two bedrooms, a bathroom with shower, bathtub and double sink, and a separate toilet. Upstairs, there are 2 bedrooms, a landing/study, a separate toilet, and a bathroom with sink and bathtub.

Geothermal heating with a new pump, septic tank, double glazing.

The exterior features a large covered terrace that offers a beautiful view of the swimming pool (new chlorination and liner) measuring 10x5 with its private beach.

The 7770m<sup>2</sup> land is fully landscaped and private. A garage, a workshop, a carport, and a laundry room complete this lovely set.

A second building (a three-level pigeon house) to be renovated has been converted into a cottage for 2 people. It consists of a kitchen space, a bedroom, a small bathroom, and a beautiful covered terrace.

This beautiful house allows for single-story living.

Sainte-Alvère and its shops are 500m

Bergerac and its airport are 31 km

Le Bugue is 13km

Sarlat is 42km

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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 habitation: EUR

## NOTES