

A large modern 7 bedroom, single storey property including a guest wing and a covered pool



INFORMATION

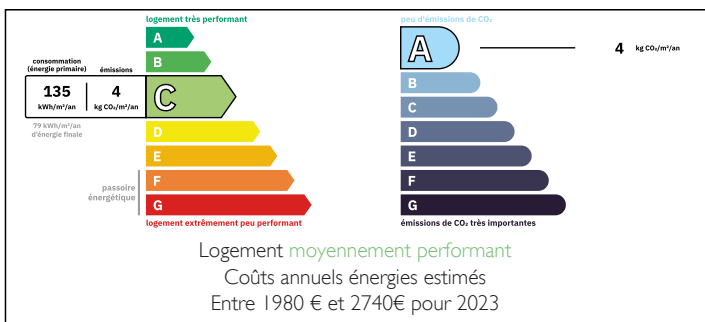
Town:	Badefols-d'Ans
Department:	Dordogne
Bed:	7
Bath:	4
Floor:	204 m2
Plot Size:	3880 m2

IN BRIEF

A modern, large, energy saving property with a lovely, covered pool, nice sized fenced garden with views across farmland, and a guest wing with its own living area. The property is situated close to an ancient hilltop village dominated by its castle and has a shop and restaurants.



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

Ground floor
Entrance hall
Sitting room 41 m²
Kitchen 11 m²
Utility room 30 m²
1st bedroom 14,5 m²
Washroom with shower, washbasin and w/c 3 m²
2nd bedroom 11 m²
Washroom with bath, shower, 2 x washbasins 9 m²
W/c 2 m²
3rd bedroom 10 m²
4th bedroom 10 m²

Guest wing
Sitting room 33 m²
Kitchen 6 m²
5th Bedroom 9 m²
Washroom 3 m²
6th bedroom 11,5 m²
Washroom shower, washbasin, and w/c 7 m²
7th bedroom 22 m²

Amenities

Local village shops 2 minutes by car
Local supermarket 10 minutes
Nearest SNCF train station (Thenon) 23 minutes
Nearest airport (Brive) 48 minutes

LOCAL TAXES

Taxe foncière: 1427 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>