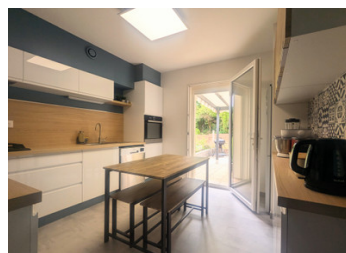


Fantastic, modern, 4-bed detached property, large open living space, huge garage, absolutely no work to do.



## INFORMATION

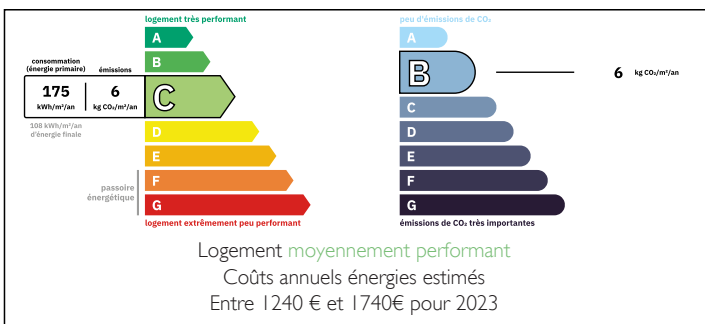
Town:	Firbeix
Department:	Dordogne
Bed:	4
Bath:	1
Floor:	85.77 m2
Plot Size:	1072 m2



## IN BRIEF

This beautifully appointed modern 4-bed home is located at the North-Eastern edge of Dordogne in the small village of Firbeix. A detached property set in around 1100m2 of land, the current owners have undertaken a top-quality refurbishment leaving no outstanding work for the buyer. Beyond a neat entrance and cloakroom, enter the large, bright dining room and lounge. To the front, doors open a private balcony with room for a table and chairs. To the rear, more doors open out to a sunny rear patio with views over the countryside towards the nearby lake. A further door leads back into the smart sleek kitchen. A corridor leads from the dining area to 3 double bedrooms, a shower room, WC, and basement stairs. In the basement a huge garage has plenty of room for 2 cars, with further rooms...

## 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

This beautifully appointed modern 4-bed home is located at the North-Eastern edge of Dordogne in the small village of Firbeix. A detached property set in around 1100m<sup>2</sup> of land, the current owners have undertaken a top-quality refurbishment leaving no outstanding work for the buyer. Beyond a neat entrance and cloakroom, enter the large, bright dining room and lounge. To the front, doors open a private balcony with room for a table and chairs. To the rear, more doors open out to a sunny rear patio with views over the countryside towards the nearby lake. A further door leads back into the smart sleek kitchen. A corridor leads from the dining area to 3 double bedrooms, a shower room, WC, and basement stairs. In the basement a huge garage has plenty of room for 2 cars, with further rooms for storage and a bedroom currently in use as a weights room. Having easy access to the Nation Route 21, this property is ideal for those seeking easy transport links to Limoges, Thiviers and Perigueux.

Located in at the end of a quiet cul-de-sac, this super property is double-glazed throughout and has an Energy Performance rating of 'D'. Heating is provided throughout by electric radiators. The property is connected to mains drainage.

ENTRANCE (1,3m x 1,5m = 1,9m<sup>2</sup>)

From the gravel drive at the side and front of the property, climb a stepped path to the front entrance. Once inside a neat cloakroom area is divided off from the...

## LOCAL TAXES

Taxe foncière: **870 EUR**

Taxe habitation: **EUR**

## NOTES