

## Charming Family Home with Spacious Grounds, Double Garage & Garden Views



## INFORMATION

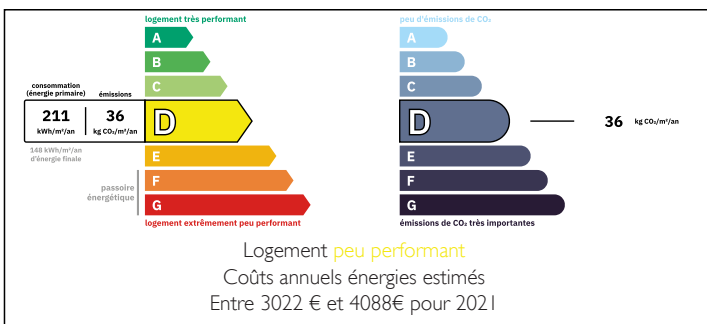
Town:	La Force
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	205 m2
Plot Size:	3820 m2



## IN BRIEF

This spacious 4-bedroom family home combines comfort and functionality with a bright veranda, a large double garage, and multiple outbuildings including a workshop and pool utility room. Set on fully enclosed and landscaped grounds, the property also features a private heated swimming pool, offering an ideal balance between everyday practicality and relaxed outdoor living, whether as a main residence or a countryside retreat.

## 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

Ideally located just a short distance from local amenities, this spacious family home offers comfort and practicality on a generous enclosed plot.

On the ground floor, you'll find a welcoming entrance leading to a bright living and dining room, a kitchen, two bedrooms, a shower room, and a separate toilet. A veranda extends the living space, perfect for enjoying the garden views year-round.

Upstairs, you'll find two additional bedrooms, a full bathroom and an independent toilet, offering privacy and flexibility for family or guests.

Outdoors, the property truly shines: a large double garage, a workshop, a pool utility room, and a garden shed provide plenty of storage and functionality. The landscaped garden surrounds a private heated swimming pool, creating an inviting space for relaxation and entertaining during the summer months.

This well-balanced home combines charm and practicality, making it an ideal choice as a main residence or a countryside retreat with leisure opportunities for the whole family.

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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