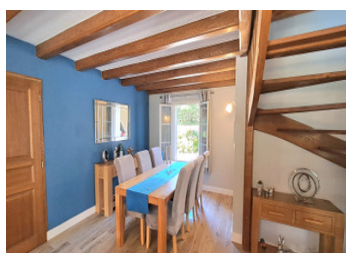


Stunning 5 bedroom property for sale. Gated entrance, private driveway, swimming pool and terrace. A must see!

EXCLUSIVE



INFORMATION

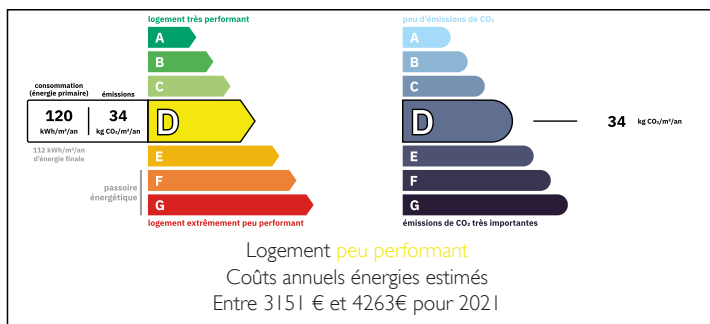
Town:	Abjat-sur-Bandiat
Department:	Dordogne
Bed:	5
Bath:	4
Floor:	203 m2
Plot Size:	10000 m2

IN BRIEF

This is a large, very well presented house, in a private location, but only a 5 minute walk to the very pretty village of Abjat Sur Bandiat, which boasts a creperie, restaurant and bar, and is the host of many village events. The perfect combination!

There is a possibility to purchase all the furniture too.

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 impressive detached family home, built in 1997, offers the perfect blend of modern comfort, privacy, and countryside charm. Presented in fabulous condition, the property is move-in ready and would make a superb permanent residence, holiday retreat, or rental investment.

Set in a quiet location, the house is approached via a secure gated entrance and benefits from a private driveway and garage. Inside, the generous accommodation includes five spacious bedrooms and four bathrooms, providing flexibility for family living and guest accommodation. The interiors are bright, airy, and well-proportioned, with underfloor heating ensuring year-round comfort.

The heart of the home flows seamlessly into the outdoor spaces. A large south-facing terrace overlooks the grounds, perfect for al fresco dining and entertaining, while the swimming pool offers a wonderful spot to relax and enjoy the sunshine.

Beyond the landscaped gardens lies a disused lake, which could be reinstated, offering potential to enhance the natural setting even further. The surrounding environment is peaceful and unspoiled, making this property ideal for those seeking tranquility without compromising on modern conveniences.

With its excellent condition, desirable features, and scope for further development of the grounds, this property represents a rare opportunity to acquire a high-quality home in a sought-after location.

The lounge is a very generous 39m², with underfloor heating and flame effect modern wall hung fire, underfloor heating, and wood effect tiled floor. It has triple patio doors to the garden.

The dining room boasts 37m² of space and a gorgeous stone fireplace, double patio...

LOCAL TAXES

Taxe foncière: 2979 EUR

Taxe habitation: EUR

NOTES