

## Bright single-storey house in excellent condition



## INFORMATION

Town:	Pomport
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	88 m <sup>2</sup>
Plot Size:	2512 m <sup>2</sup>

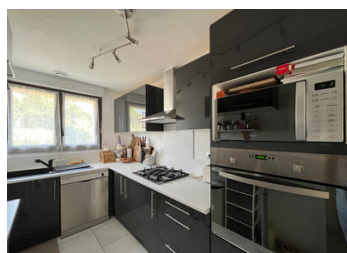
## IN BRIEF

This single-storey house in excellent condition is located less than 10 kilometres from the Bergerac shopping centre.

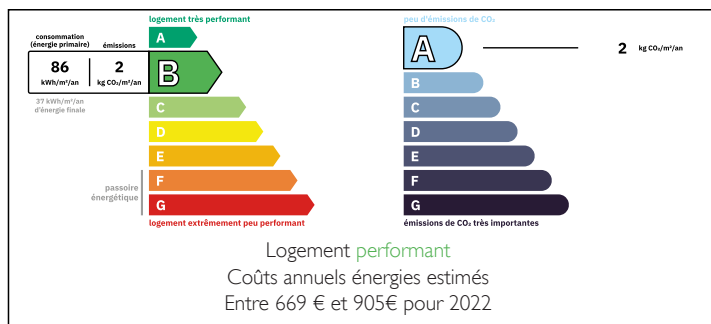
The house comprises a bright living room with bay windows, a dining room, a fitted and equipped kitchen, and a laundry/boiler room. The sleeping area comprises three bedrooms, one with a dressing room, a shower room and a WC.

Outside, the property has a covered and uncovered terrace, a fully enclosed garden with an electric gate, two garages and a hexagonal above-ground swimming pool.

The house is equipped with electric shutters, reversible air conditioning, a hot water tank powered by a solar panel, and individual sanitation that does not comply with current regulations.

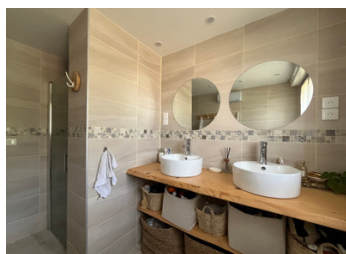


## ENERGY - DPE



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

- Living room: 16.60m<sup>2</sup>
- Dining room: 11.50m<sup>2</sup>
- Kitchen: 8.00m<sup>2</sup>
- Shower room: 5.50m<sup>2</sup>
- Toilet: 0.85 m<sup>2</sup>
- Hallway: 3.50 m<sup>2</sup>
- Bedroom: 11.00 m<sup>2</sup>
- Bedroom: 8.40 m<sup>2</sup>
- Bedroom: 10.60 m<sup>2</sup> + Dressing room: 5.60 m<sup>2</sup>
- Boiler room/Laundry room: 4.70 m<sup>2</sup>
- Total: 86.25m<sup>2</sup>

- Entire terrace: 23m<sup>2</sup>
- Covered terrace: 9m<sup>2</sup>
- Garage: 29m<sup>2</sup>
- Garage: 26m<sup>2</sup>
- Above-ground swimming pool

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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 foncière: 450 EUR**

**Taxe habitation: EUR**

## NOTES