

Exceptional spot for this beautiful stone built property with swimming pool and outbuildings on 3500m .



INFORMATION

Town:	Trélissac
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	160 m2
Plot Size:	3500 m2

IN BRIEF

Beautiful stone built property on shaded garden with swimming pool and terrace.

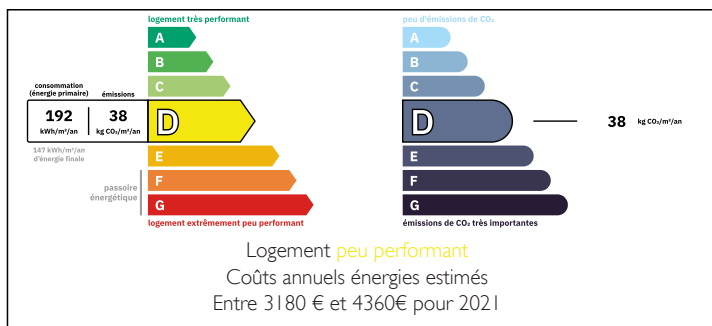
Situated in a calm spot in the countryside, Trélissac only 4km drive where you will find all amenities.

The house is liveable straight away and is in no need of work to be done.

Oil and wood fuelled central heating, double glazing and individual septic tank.



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

The main house offers around 160m², composed of an entrance opening onto a fully fitted kitchen with dining room area, double french doors opening onto the terrace with barbecue area and swimming pool, a lounge with dining room area with beautiful fire place, 3 bedrooms with wooden flooring, shower room and WC.

First floor: Landing giving onto an en suite bedroom with shower room and WC. There is also a large spare room currently used as storage space but could be used as another bedroom.

Attached to the house you will find a stone built barn currently used as storage/garage and workshop area with mezzanine. Seperate boiler room.

Exterior:

Shaded garden with water well, swimming pool of 10x5 with telescopic cover, the swimming pool has just been redone, private court, carport for 2 vehicles aswell as a garage.

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