

Spacious 3 bedroom single-storey home with pool in a peaceful setting, just moments from village amenities.



INFORMATION

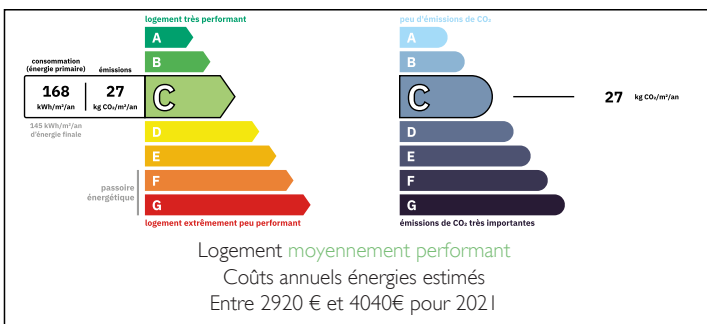
Town:	Le Fleix
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	171 m ²
Plot Size:	1655 m ²

IN BRIEF

This spacious single-storey home sits just outside the friendly village of Le Fleix in a peaceful setting close to all amenities. The light-filled interior includes an impressive open-plan living area, a fully fitted kitchen, office, sunroom, cellier and a large utility space with conversion potential, plus a garage and boiler room. The bedroom wing offers three comfortable rooms, generous storage, a family bathroom and separate WC. Outside, the 10×6 m saltwater pool is surrounded by a relaxing garden with fruit trees, open views and a useful garden shed.



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

Located just outside the welcoming village of Le Fleix, this spacious bungalow enjoys a peaceful setting while remaining close to everything you need. The beautiful town of Bergerac and its airport are only around 25 minutes away, Bordeaux just over an hour, and the vibrant riverside town of Sainte-Foy-la-Grande is less than 10 minutes' drive, home to its renowned Saturday market. Le Fleix itself sits along the Dordogne river and offers a friendly community—both local and international—along with a school, pharmacy, doctor, convenience store and tabac.

Filled with natural light, the property is approached through electric gates with parking for approximately two to three cars. The entrance hall sets the tone, opening into an impressive open-plan living space of roughly 65 m² that combines the lounge, dining area and kitchen, creating a warm and sociable heart to the home. This area also benefits from a fireplace with insert for cosy winter evenings, and reversible air conditioning, an excellent asset during the Dordogne's warm summer months.

Just off the fully fitted kitchen, a practical office space of about 7.5 m² provides a dedicated workspace with ample storage. Several further rooms lead from this area, including a bright sunroom/dining space of around 7 m² that opens onto the terrace. A useful cellier of approximately 10 m² with garden access leads into a substantial room of roughly 23 m², offering exciting potential—whether for an additional lounge, extra bedroom or creative studio. This part of the home also includes a...

LOCAL TAXES

Taxe foncière: 1192 EUR

Taxe habitation: EUR

NOTES