

## Scenic three bed detached house with pool and countryside views( Dordogne)



## INFORMATION

Town:	Châtres
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	100 m2
Plot Size:	3160 m2

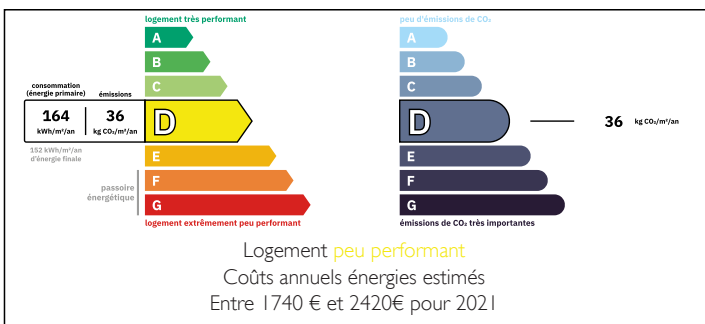
## IN BRIEF

Stone house with tiled roof (circa 1960) with swimming pool and large enclosed private garden. The house comprises on the ground floor a living room, a dining room, a fitted kitchen, a laundry area and a bathroom, with a bedroom, a large covered terrace and a garage.

Upstairs there are two bedrooms and a shower room with WC.

Outside there is a beautiful garden, an in-ground swimming pool, a carport and a large plot of land offering great potential for developing the property. The property is located on the edge of a small village in the Dordogne, near Terrasson Lavilledieu.

## 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

Gate into a spacious mature garden with an 8m x 4m Desjoyaux inground swimming pool with steps and cover . Carport, large 3,160m<sup>2</sup> garden plot with building potential.

Ground floor entrance to a 18m<sup>2</sup> fitted kitchen.

15m<sup>2</sup> dining room.

12m<sup>2</sup> living room.

12m<sup>2</sup> bedroom.

Bathroom

Laundry/boiler room

Separate 30m<sup>2</sup> garage

Stairs to the first floor

Landing

Bedroom 2 - 12m<sup>2</sup>

Bedroom 3 - 10m<sup>2</sup>

Shower room with WC

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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