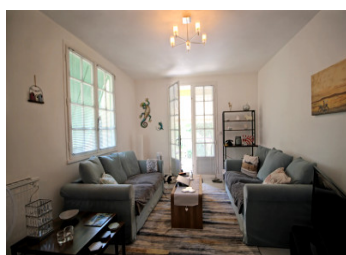


A 4 bedroom house with an above-ground pool, in a quiet neighborhood and less than 2km from a popular village.

EXCLUSIVE



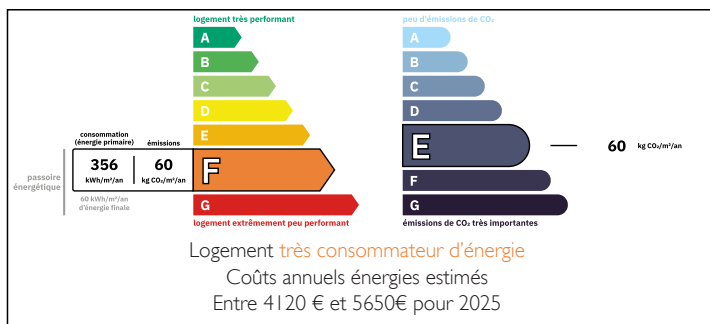
INFORMATION

Town:	Trémolat
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	135 m2
Plot Size:	837 m2

IN BRIEF

A lovely four bedroom house close to the popular Dordogne Valley village of Trémolat with its restaurants, shops, and railway station (for Bordeaux and Sarlat). On the garden level there is an equipped kitchen/dining area (approx. 27 m²) with doors leading to a covered terrace (approx. 18 m²), and a bedroom with en-suite shower/WC. Upstairs, there is a living room (approx. 24 m²) with fire insert and doors to a balcony. There are a further three bedrooms and a bathroom. On the landing, there is a wood burner. The mature garden includes an above-ground pool (5x3) with terrace, an outdoor shower, and is fenced in with a gate. The property also has a garage (approx. 26 m²), workshop (approx. 12m²), and a utility room. The house is connected to mains drainage and fiber optics internet is available in...

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

null

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>



LOCAL TAXES

Taxe foncière: 942 EUR

Taxe habitation: EUR

NOTES