

## UNDER OFFER - SAINT LEON: 4-bedroom house with swimming pool in need of refurbishment

EXCLUSIVE



## INFORMATION

Town:	Saint-Léon-sur-l'Isle
Department:	Dordogne
Bed:	4
Bath:	1
Floor:	136 m <sup>2</sup>
Plot Size:	5500 m <sup>2</sup>

## IN BRIEF

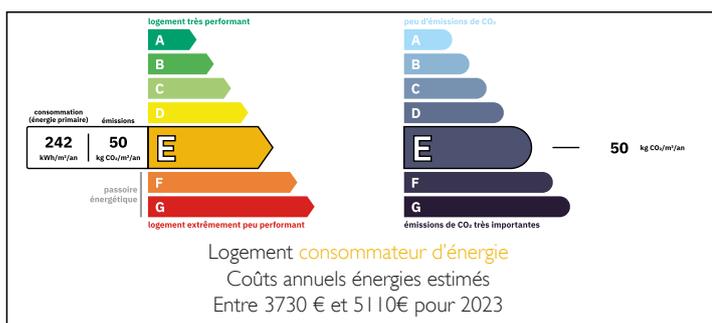
UNDER OFFER - SAINT LEON: House with basement comprising:

- Ground floor: 1 entrance hall, 1 kitchen opening onto 1 living/dining room, 3 bedrooms, 1 bathroom, 1 toilet, 1 pantry and 1 covered terrace
- First floor: 1 mezzanine, 1 bedroom and 1 attic
- Basement: 1 garage, 1 room with WC and 1 cellar

The advantages of this house:

- Chlorine swimming pool
- Large covered terrace with view of the swimming pool and the forest
- Dining room and kitchen with direct access to the terrace
- 100 m<sup>2</sup> basement
- Fireplace/insert
- 5,000 m<sup>2</sup> of land
- Wooden and terracotta floors

## ENERGY - DPE



Please note that some work is required.

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

SAINT LEON: 4-bedroom house with swimming pool on a 5,000 m<sup>2</sup> plot.

- 5 minutes from the centre of St Léon
- 5 minutes from St Astier railway station
- 10 minutes from the A89 motorway

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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