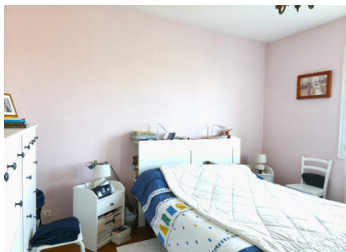


House with a basement, 210 m<sup>2</sup>, featuring 4 bedrooms, a separate kitchen, a living room, a dining room, and a d



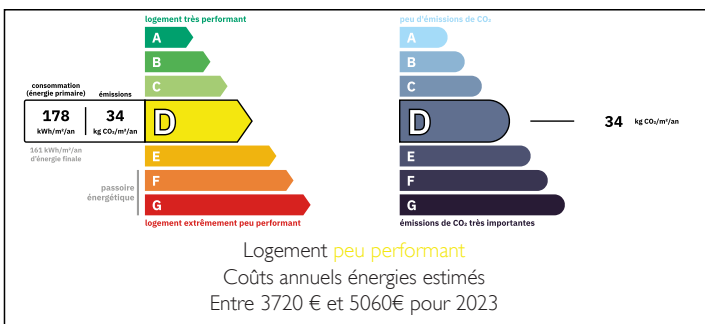
## INFORMATION

Town:	La
Department:	Rochebeaucourt-et-Argentine Dordogne
Bed:	4
Bath:	1
Floor:	210 m <sup>2</sup>
Plot Size:	4501 m <sup>2</sup>

## IN BRIEF

House of 210 m<sup>2</sup> with a basement, 4 bedrooms, separate equipped kitchen, living room with wood-burning stove, dining room, oil heating. Two terraces, detached garage of 88 m<sup>2</sup>, on a fenced and quiet plot of 4,500 m<sup>2</sup>.

## 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

Spacious 210 m<sup>2</sup> House with Basement on a 4,500 m<sup>2</sup> Fenced Plot

Located in a peaceful and preserved environment, this beautiful 210 m<sup>2</sup> house with a basement offers a comfortable and functional living space. Perfectly designed for a family, it combines space, natural light, and high-quality features.

Interior Layout:

4 spacious bedrooms, each providing privacy and comfort.

Separate, fully equipped kitchen, ideal for cooking enthusiasts, with ample storage and work surfaces.

Bright living room with a wood-burning stove, creating a warm and welcoming atmosphere.

Adjacent dining room, perfect for hosting family and friends.

Oil heating system ensuring a cozy temperature throughout the winter.

Outdoor Spaces:

Two outdoor terraces, ideal for enjoying the sun, outdoor meals, or relaxation.

Fully fenced 4,500 m<sup>2</sup> plot, providing security and privacy—perfect for children or pets.

Garage and Additional Spaces:

Independent 88 m<sup>2</sup> garage, offering extensive storage possibilities, a workshop, or multiple parking spaces.

This property combines comfort, functionality, and tranquility in a green setting, while offering potential for further customization and outdoor leisure.

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES