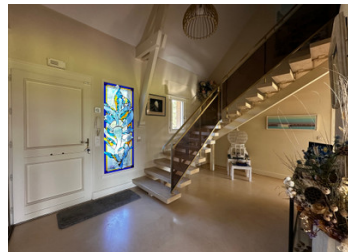


## Contemporary Périgord-style riverside dwelling



## INFORMATION

Town:	Le Fleix
Department:	Dordogne
Bed:	6
Bath:	3
Floor:	295 m2
Plot Size:	13037 m2

## IN BRIEF

In a peaceful, verdant setting, this Périgord-style house is nestled in the heart of a wooded park with a swimming pool, bordered by the Dordogne River. Located at the end of a cul-de-sac, it offers tranquility while being just over 1 km from the village and its amenities.

It comprises a spacious entrance hall, a large living room with a fireplace, a dining room, and a kitchen with a breakfast area.

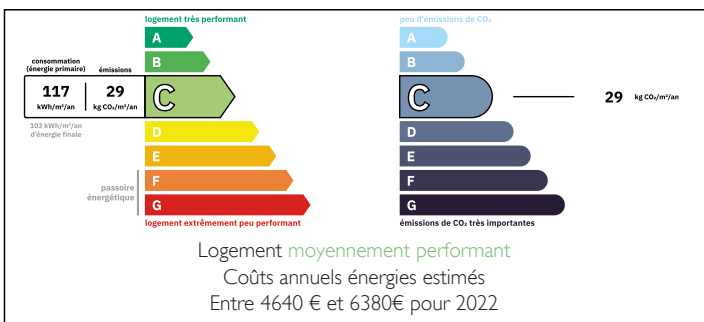
Bathed in light thanks to large bay windows, all the living areas open onto a terrace, ideal for enjoying the river view.

A laundry room and a pantry complete the living spaces.

The ground floor sleeping area includes an office/bedroom, a bedroom with terrace access, a bathroom, and a toilet.

Upstairs: four spacious bedrooms, a bathroom, a shower room, a linen room, and a mezzanine.

## 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

Ground floor:

Entrance: 16.56 m<sup>2</sup>

Living room: 45.25 m<sup>2</sup>

Dining room: 27.71 m<sup>2</sup>

Kitchen: 18.78 m<sup>2</sup>

Dining area: 14.50 m<sup>2</sup>

Bedroom 1: 20.20 m<sup>2</sup>

Shower room: 18.50 m<sup>2</sup>

Bedroom 2: 11.21 m<sup>2</sup>

Hallway: 6.61 m<sup>2</sup>

WC: 3.86 m<sup>2</sup>

First floor:

Bedroom 3: 27.11 m<sup>2</sup>

Bedroom 4: 17.45 m<sup>2</sup>

Bedroom 5: 23.70 m<sup>2</sup>

Shower room 2: 7.56 m<sup>2</sup>

Bathroom 3: 7.29 m<sup>2</sup>

WC: 1.65 m<sup>2</sup>

Bedroom 6: 19.95 m<sup>2</sup>

Mezzanine: 5.25 m<sup>2</sup>

Garage: 41.02 m<sup>2</sup>

Boiler room: 4.59 m<sup>2</sup>

Pantry: 7.18 m<sup>2</sup>

Terraces: 85.23 m<sup>2</sup>

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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 foncière: 2900 EUR

Taxe habitation: EUR

## NOTES