

SAINT PIERRE DE CHIGNAC - 3-bedroom house with swimming pool for sale in a quiet location, 20 minutes from Pér



INFORMATION

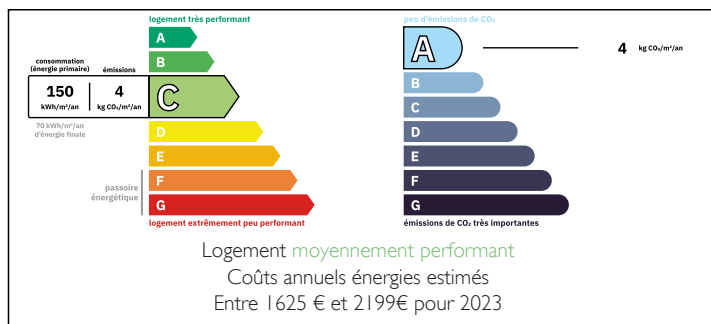
Town:	Saint-Pierre-de-Chignac
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	140 m ²
Plot Size:	2900 m ²

IN BRIEF

The highlights of this house:

- 3 bedrooms, including 1 en-suite
- Fully fitted kitchen opening onto a living/dining room, with direct access to the terrace
- Very bright 50 m² living area
- Large, partly covered terrace (potential to create an extra room)
- Pantry
- Underfloor heating in the living area and a wood-burning stove
- Heated swimming pool
- Compliant septic tank
- Double-glazed windows with electric roller shutters
- Ample storage space
- Fully enclosed grounds with an electric gate and a side gate
- Wooden shed with water and electricity
- Rainwater harvesting tank for the toilets
- School bus stop nearby

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

SAINT PIERRE DE CHIGNAC - 3-bedroom house with swimming pool for sale in a quiet location

The property comprises: 1 entrance hall, 3 bedrooms (1 with en-suite shower room), 1 toilet, 1 bathroom, 1 kitchen opening onto a living/dining room, 1 pantry, 1 covered terrace, 1

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The property comprises: 1 entrance hall, 3 bedrooms (1 with en-suite shower room), 1 WC, 1 bathroom, 1 open-plan kitchen leading into a living/dining room, 1 pantry, 1 covered terrace, 1 above-ground swimming pool, 1 utility room and 1 wooden shed.

Property located:

- 20 minutes from Périgueux
- 20 minutes from Vergt
- 17 minutes from Hyper U Boulazac
- 18 minutes from Thenon

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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