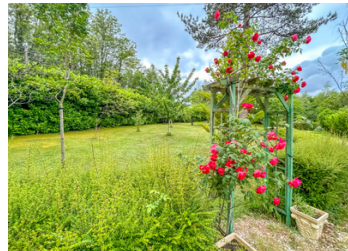
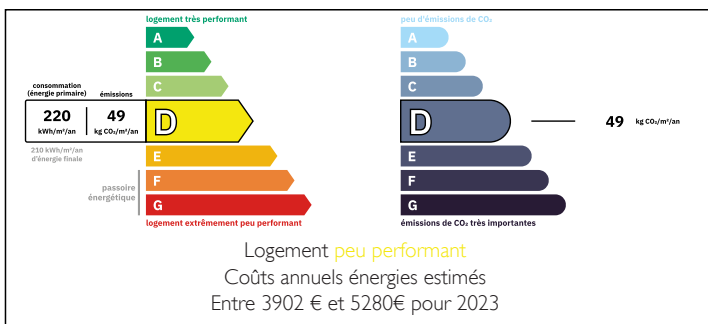


## Périgord – Between Périgueux and Bergerac – 5-bedroom family home with a swimming pool



## ENERGY - DPE



## INFORMATION

Town:	Grun-Bordas
Department:	Dordogne
Bed:	5
Bath:	2
Floor:	170 m <sup>2</sup>
Plot Size:	5270 m <sup>2</sup>

## IN BRIEF

Périgord – Between Périgueux and Bergerac – 5-bedroom family home with swimming pool.

Périgord-style house with a semi-underground basement and one storey comprising:

- Ground floor: 2 bedrooms, 1 dressing room, 1 shower room, 1 WC, 1 entrance hall, 1 living/dining room, 1 pantry, 1 fitted kitchen and 2 terraces, one of which is covered.

- First floor: 3 bedrooms, 1 shower room and 1 WC.

- Basement: 1 cellar, 1 storage room/workshop and 1 boiler room

- 1 swimming pool and 1 garage

The highlights of this house:

- Spacious rooms, including a 50 m<sup>2</sup> living area
- Fully fitted kitchen
- 5 bedrooms, 2 of which are on the ground floor
- Large covered terrace overlooking the swimming pool

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.



## NOTES

## DESCRIPTION

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- First floor: 3 bedrooms, 1 shower room and 1 WC.

- In the basement: 1 cellar, 1 storage room/workshop and 1 boiler room  
1 swimming pool and 1 garage

The highlights of this house:

- Spacious rooms with a 50 m<sup>2</sup> living area
- Fully fitted kitchen
- 5 bedrooms, 2 of which are on the ground floor
- Large covered terrace overlooking the swimming pool
- 5.5 x 10 m swimming pool
- Beautiful flat garden, fully enclosed and nicely landscaped with fruit trees
- Fully fitted kitchen with access to the terrace
- PVC double-glazed windows with mosquito nets
- Reversible air conditioning and wood-burning stove in the living room
- Very well-maintained house
- Large detached timber-framed garage

24 minutes from Bergerac and 19 minutes from Périgueux

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