

Single-story house at the end of a cul-de-sac with a large garden, pool, and outbuildings



## INFORMATION

Town:	Bassillac et Auberoche
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	130 m <sup>2</sup>
Plot Size:	2348 m <sup>2</sup>

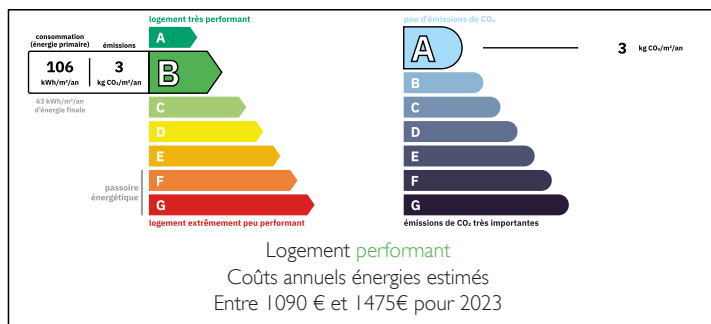
## IN BRIEF

Located at the end of a cul-de-sac in a quiet, peaceful setting, discover this charming single-story home. It features a beautiful, bright living area with a living room, an open kitchen with a wood-burning stove, 2 bedrooms, an office that could be converted into a third bedroom, a bathroom with a shower, a separate toilet, and a pantry.

Outside, enjoy a large, wooded, and fenced-in lot with a pool and covered patio, perfect for entertaining. The property also features outbuildings, a workshop, a large garage with a section converted into a studio, and a double carport.

Comfort is guaranteed thanks to underfloor heating powered by a heat pump, reversible air conditioning, and solar panels installed in 2025. A fully equipped family home—don't miss out!

## ENERGY - DPE



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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

In a quiet location at the end of a cul-de-sac, discover this charming single-story home offering a peaceful, family-friendly living environment.

As soon as you enter, you'll be charmed by its beautiful, inviting living area, featuring a bright living room with an open kitchen and a wood-burning stove—perfect for sharing warm family moments. The home features two bedrooms, an office that can easily be converted into a third bedroom, a bathroom with a shower, a separate toilet, and a pantry.

Outside, enjoy a magnificent, fully fenced, tree-lined lot, featuring a beautiful pool and a large covered terrace, perfect for entertaining family and friends year-round.

In terms of outbuildings, this property offers numerous additional spaces: a workshop, a large garage (part of which has been converted into a studio), and a carport that can accommodate two vehicles.

For your comfort, the house is equipped with underfloor heating powered by a heat pump, reversible air conditioning, and solar panels installed in 2025, ensuring excellent energy efficiency and daily savings.

A rare find combining comfort, tranquility, and high-quality features—don't wait to explore it!

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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: 1200 EUR**

## NOTES