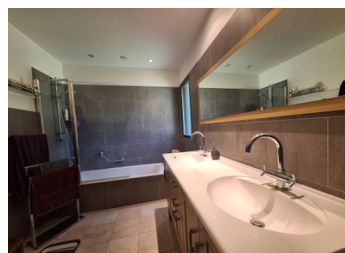


## Modern Single-Storey Home Sold Fully Furnished – Countryside Views



## INFORMATION

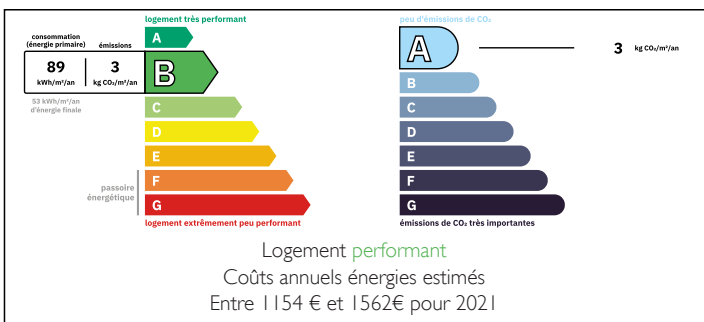
Town:	Tamniès
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	146 m <sup>2</sup>
Plot Size:	0 m <sup>2</sup>

## IN BRIEF

### Modern Single-Storey Home Sold Fully Furnished – Countryside Views

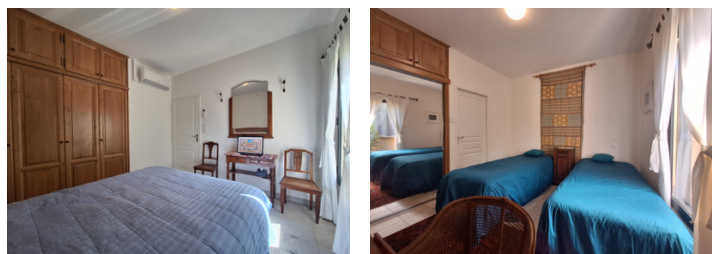
Set in a peaceful rural location without being isolated, this bright 146 m<sup>2</sup> home, built in 2012 with quality materials, is sold fully furnished and ready to move into. It features a stunning 58 m<sup>2</sup> living area with fireplace and 4.5 m vaulted ceiling, a fully equipped open-plan kitchen, utility room, 3 en-suite bedrooms (28, 16 and 15 m<sup>2</sup>), separate WC and attached garage. A 50 m<sup>2</sup> terrace with pergola enjoys panoramic countryside views. The 10,613 m<sup>2</sup> landscaped plot includes meadowland and offers further building potential. Underfloor heating by heat pump, reversible air conditioning, double glazing, excellent insulation, compliant drainage system and an excellent energy rating. A turnkey property combining comfort, tranquillity and quality of life.

## 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.



## NOTES

## DESCRIPTION

Elegant Single-Storey Contemporary Home Sold Fully Furnished – Panoramic Countryside Views

Set in a peaceful rural location without being isolated, this beautiful 146 m<sup>2</sup> single-storey home, built in 2012 with high-quality materials on a crawl space foundation, offers the perfect blend of comfort, style and tranquillity.

Sold fully furnished with quality furniture, the property is ready to move into. From the moment you enter, the generous volumes impress, featuring a stunning 58 m<sup>2</sup> open-plan living and dining area with a 4.5 m cathedral ceiling, fireplace and large windows flooding the space with natural light. The fully equipped high-end kitchen is complemented by a practical utility room.

The sleeping area offers three en-suite bedrooms of 28, 16 and 15 m<sup>2</sup>, one of which has a shower room requiring completion, providing comfort and privacy for family or guests. A separate WC with hand basin and an attached garage complete the home.

Outside, a superb 50 m<sup>2</sup> terrace with pergola enjoys panoramic countryside views. The beautifully landscaped 10,613 m<sup>2</sup> plot includes meadowland and offers further development potential.

Quality features include underfloor heating via heat pump, reversible air conditioning throughout, fireplace, double glazing with electric shutters, excellent insulation, compliant drainage system and an excellent energy rating.

A rare turnkey property combining modern comfort, elegant living and the peaceful lifestyle of the Dordogne countryside.

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