LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46594KAW24 Price: 304 000 EUR

agency fees included: 7 % TTC to be paid by the buyer (285 000 EUR without fees)

Detached 4 bedroom family home with countryside views

INFORMATION

Town:	Saint-Front-la-Rivière
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	185 m2
Plot Size:	1558 m2

IN BRIEF

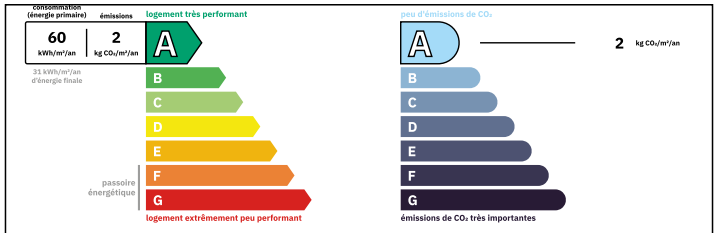
Nestled in a peaceful rural setting, this well presented four-bedroom detached home offers the perfect blend of privacy, space, and stunning countryside views. Surrounded by open landscapes and with very few neighbouring properties, it provides an idyllic retreat for those seeking a quieter way of life.

The property boasts generous and versatile living accommodation, including four well-proportioned bedrooms, making it ideal for families, those working from home, or anyone looking for extra space.

Outside, the expansive garden is a true highlight. Offering ample room for entertaining, children to play, or simply relaxing while enjoying the surrounding scenery, the plot is also large enough to accommodate a swimming pool (subject to any necessary permissions). The outdoor space presents endless possibilities for creating your own private oasis.

With uninterrupted rural views, exceptional privacy,

ENERGY - DPE



Logement très performant
Coûts annuels énergies estimés
Entre 1070 € et 1510€ pour 2023

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.

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DESCRIPTION

House with 185m² of living space comprising a 57m² living room with a fitted kitchen area, one bedroom, a shower room with WC and a utility room. On the mezzanine floor, three bedrooms, a bathroom and a WC. Adjoining the property is a 12m² shed. Plot of approximately 1,559m². Underfloor heating via a heat pump on the ground floor and radiators upstairs; double-glazed aluminium windows; central vacuum system; compliant sewage system.

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

LOCAL TAXES

Taxe foncière: **1205 EUR**

NOTES