

Attractive 4-bedroom Périgordine home with beautiful garden, views and large double garage, close to amenities

EXCLUSIVE



INFORMATION

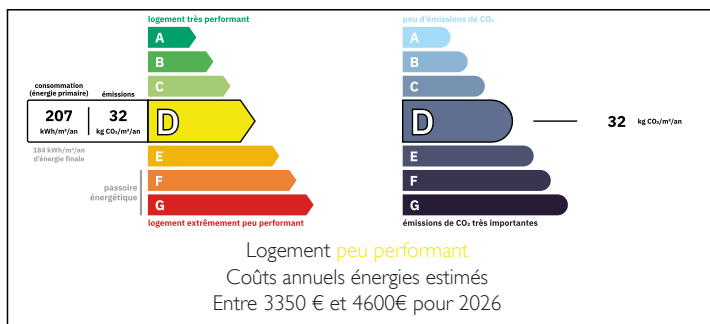
Town:	Saint-Antoine-de-Breuilh
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	164 m2
Plot Size:	7917 m2

IN BRIEF

Attractive Périgordine home with four double bedrooms, two bathrooms and a spacious lounge/dining room. Gas central heating, reversible air conditioning and double glazing. Fully enclosed garden with electric gates, above-ground pool, well, terraces, far-reaching views and large double garage. Close to shops, schools and railway stations, just 10 minutes from Sainte-Foy-la-Grande.



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.



LOCAL TAXES

Taxe foncière: 840 EUR

NOTES

DESCRIPTION

Here is the full long description in English:

This attractive Périgordine-style property offers spacious and comfortable accommodation with four double bedrooms and two bathrooms.

On the ground floor, the entrance hall with stairs to the first floor (approximately 11 m²) leads into the generous L-shaped lounge and dining room (approximately 40 m²), which features a log burner. The fully fitted kitchen, including its useful utility area, measures approximately 19 m². A conservatory of approximately 16 m² is situated to the rear of the kitchen and provides an additional space from which to enjoy the garden.

Also on the ground floor is the master bedroom (approximately 15 m²), which has built-in wardrobes and doors opening directly onto the terrace. A second double bedroom measures approximately 17 m². This floor is completed by a bathroom with a shower and double washbasin (approximately 5 m²) and a separate WC.

Upstairs, there are two further bedrooms measuring approximately 11 m² and 9 m², together with a family bathroom of approximately 4 m². There is also plenty of useful storage space.

The property is fully double glazed and benefits from reversible air conditioning, providing both heating and cooling as well as gas central heating.

Outside, the beautiful garden is fully enclosed and accessed via electric gates. There is an above-ground swimming pool, a well and several terraces from which to enjoy the far-reaching views across the surrounding countryside. A large double garage provides ample space for vehicles, a workshop and additional storage.

The property is conveniently...