

A 3 bedroom Périgordian style house in a commanding position with spectacular views over the countryside



INFORMATION

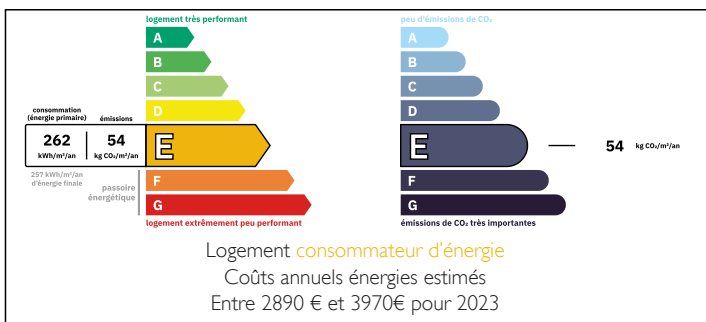
Town:	Anlhiac
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	101 m2
Plot Size:	3588 m2

IN BRIEF

A pretty house of a traditional and mildly classical design with a large terrace overlooking its own pretty garden and in a magnificent position, with a downstairs bedroom, an up-to-date washroom giving the option of ground floor living. Upstairs are two guest bedrooms and a bathroom, and the septic tank conforms to current regulations. The property is situated in a hamlet of no more approximately half a dozen dwellings loosely spread out presenting therefore, security yet privacy.

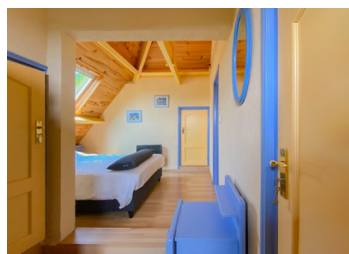


ENERGY - DPE



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.



DESCRIPTION

The house is total 101 m² and consisting of :-

Groundfloor

Fully fitted kitchen, living room and dining room each having access to a large terrace,

Downstairs bedroom and washroom with walk in shower and double washbasin, w/c.

1st floor

Landing with office area

2nd bedroom

Bathroom with double washbasin, bath, walk-in shower and w/c

3rd bedroom

(House furniture largely included in the sale)

Basement

Small cellar

NOTES

Outside

Terrace 126 m² (partially covered)

Land 3588 m²

Septic tank conforms to current regulations

Outbuilding with workshop and garden storage

Amenities

Local shops and supermarket 10 minutes by car

Nearest SNCF train station 25 minutes by car

Nearest airport 53 minutes

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