

Town house with river view

EXCLUSIVE



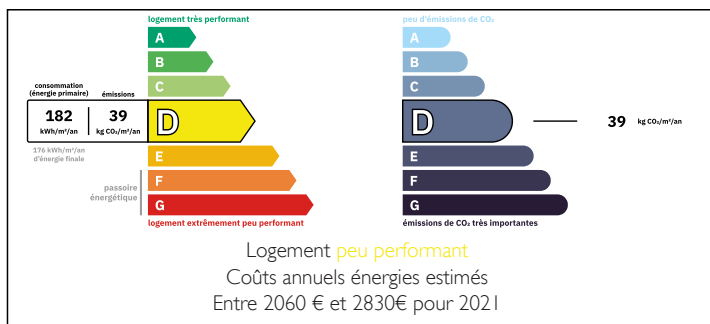
INFORMATION

Town:	Port-Sainte-Foy-et-Ponchapt
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	124 m2
Plot Size:	70 m2

IN BRIEF

Discover this charming two-bedroom house of approximately 120 m², ideally located in a quiet area on the edge of the bastide town of Sainte-Foy-la-Grande—close to shops—and offering a view of the river.

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

Offering spacious, airy interiors, the layout is as follows:

- Ground floor: An entrance hall (13.50 m²), a cozy living room (26.50 m²), a separate dining room (19 m²), a kitchen (12.50 m²), and a toilet.
- Upstairs: A landing (5 m²) leads to two bedrooms (15 m² and 23 m²), a bathroom (7.5 m²), and a second toilet.

A standout feature:

Directly across the street, there is a private terrace offering a stunning view of the Dordogne River.

A strategic and convenient location:

- Shops: Intermarché supermarket and town center shops located less than 1.5 km away.
- Transport: Sainte-Foy-la-Grande train station (direct line to Bordeaux/Sarlat) is just 1.5 km away.
- Leisure: For golf enthusiasts, the prestigious Domaine des Vigiers is 10 km away.
- Access: Bergerac Airport is 23 km away, and Bordeaux-Mérignac Airport is 85 km away.

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

LOCAL TAXES

Taxe foncière: 1104 EUR

NOTES