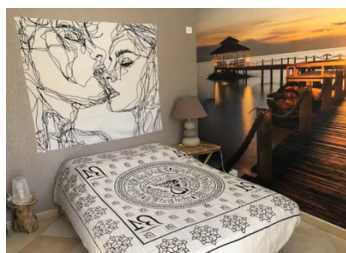
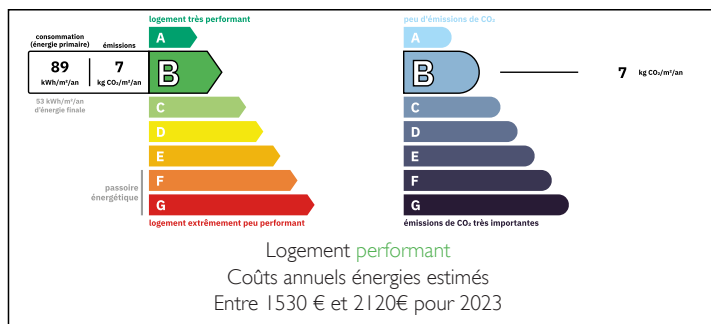


Villa with entrance on large living room, open kitchen, 4 bedrooms with bathroom, wc. Veranda, swimming pool



ENERGY - DPE



INFORMATION

Town:	Saint-Front-de-Pradoux
Department:	Dordogne
Bed:	4
Bath:	4
Floor:	193 m2
Plot Size:	2863 m2

IN BRIEF

Come and discover this superb 193m2 villa on one level with all modern comfort.

Entrance with toilet area and closet overlooking beautiful living room of 54m2, an open kitchen of 10m2 and a storeroom of 6m2. For the sleeping area, 4 bedrooms with fitted wardrobes and en suite shower room. Very beautiful veranda with spa of 60m2 offers additional space. pleasant.

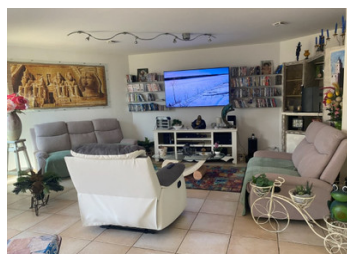
A double garage is attached to the house. A second double garage allows for storage. A beautiful pool heated by a PAC with its large cover allows regular use. Summer kitchen with its toilet area and technical room;

An independent mobile home completes this property with its above-ground pool and a shed. Beautiful garden with many species is a haven of peace.

Solar panels, heat pumps, double glazing, electric shutters, reversible air conditioning. Gas central heating by floor. Electric gate.

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

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An independent mobile home completes this property with its above-ground pool and a shed. Beautiful garden with many species is a haven of peace.

Benefits:

Solar panels, heat pumps, double glazing, electric shutters, reversible air conditioning. Gas central heating (per floor). Electric gate. Alarm

Everything has sewerage. 2 10000L water tanks are connected to the house

This property is close to shops 2kms, near Mussidan with all amenities, medical center, train station and A89;

30 minutes from Bergerac airport and 1 hour from Bordeaux

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

LOCAL TAXES

Taxe foncière: 1414 EUR

NOTES