

SOLD -Stunning views from this bright detached house, making it easy to work from home.



INFORMATION

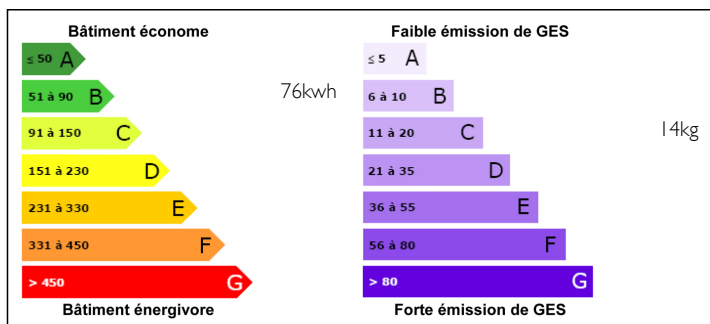
Town:	Coux et Bigaroque-Mouzens
Department:	Dordogne
Bed:	5
Bath:	3
Floor:	200 m2
Plot Size:	3059 m2



IN BRIEF

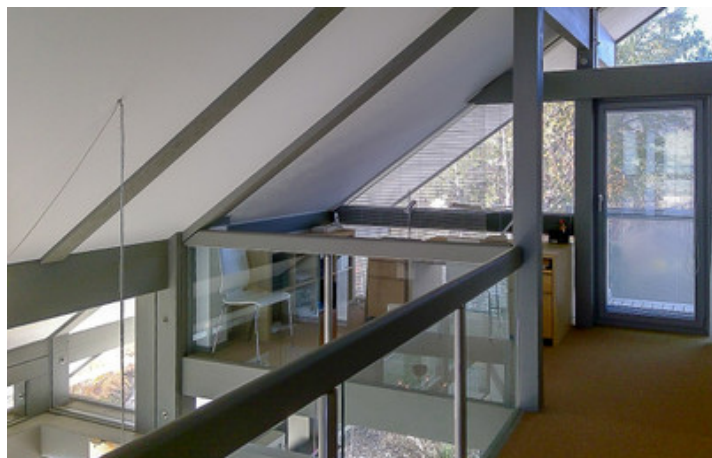
Built in 2007 with underfloor heating & stunning views, this ultra modern Huf Haus incorporates stainless steel electric shutters to all ground & lower ground floor glazing, complemented by broad decks & balconies to enhance the enjoyment of the setting in rain or shine making this a perfect living environment or to work remotely or lock up & leave.

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

SOLD -MILLION DOLLAR VIEWS - A Grand Design 3 storey modern home with 2 sets of Entrance Gates, drives & extensive parking leading to:

GROUND FLOOR

Entrance hall approximately 8.6 m²

Cloakroom / WC approximately 2.3 m²

Open concept room, living room, dining room, kitchen approximately 79m²

LOWER GROUND FLOOR

Vestibule approximately 16 m²

Bedroom 2 approximately 12.5 m²

Bedroom 3 approximately 9.5 m²

Laundry / boiler room approximately 8.5 m²

Store Room approximately 8.6 m²

Integrated garage approx. 22.0 m²

FIRST FLOOR

Landing approximately 5.0 m²

Master bedroom approximately 12.5 m²

Office 1 / Bedroom 4 approximately 12.5 m²

Office 2 / Bedroom 5 approximately 7.4 m²

Bathroom approximately 7.4 m²

EXTERIOR :

STUNNING VIEWS - Enjoying a gently sloping plot sunny patio area, & circular garden walk with extensive landscaped grounds with roses, Liquidamber & Silver Birch trees, hedging for privacy.

AIRPORT

Bergerac : 50 minutes

TOWNS :

St Cyprien : 10 minutes

Siorrac : 5 minutes

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

LOCAL TAXES

Taxe foncière: 1280 EUR

NOTES