

House with stunning views!



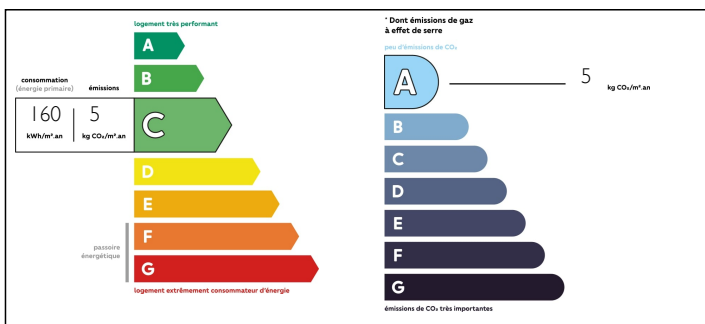
INFORMATION

Town:	Sanilhac
Department:	Dordogne
Bed:	5
Bath:	2
Floor:	160 m ²
Plot Size:	1101 m ²

IN BRIEF

Completely renovated house with breathtaking views!

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

House of 160 m² built in 1974, completely renovated on 1101 m of land.

A beautiful entrance with a hallway leading directly to the main room, a large and very bright living room with 3 French windows and a room for the open kitchen (not equipped). Possibility to install a stove.

A large terrace of 16m with a breathtaking 180° view!

A corridor with a first toilet (shower and washbasin) leads to 2 bedrooms, plus a large study with access to the first floor via superb stairs.

A modern bathroom with bath and shower.

On the first floor we have a large hallway which leads to two beautiful bedrooms (one of which has velux windows with solar shutters). A large shower room with WC.

NOTES

> The house has been completely re-insulated with 140mm glass wool and a 60+140mm roof.

> Double glazed PVC windows and electric PVC shutters.

> Nice fenced plot with terrace, possibility of various projects (vegetable garden, overflowing pool...)

> Fibre optic pipe to the house

FULL BASEMENT WITH

- a garage (electric gate)
- a large room of 38 m² insulated (with window and glass door)
- water softener - 300 liter tank
- a 16m² room with space for a shower (possible with a pump)
- a cellar of more than 20m²

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