

Beautiful stone 4/5 bed pool home in the heart of the vibrant village of Sigoules, surrounded by vineyards.



INFORMATION

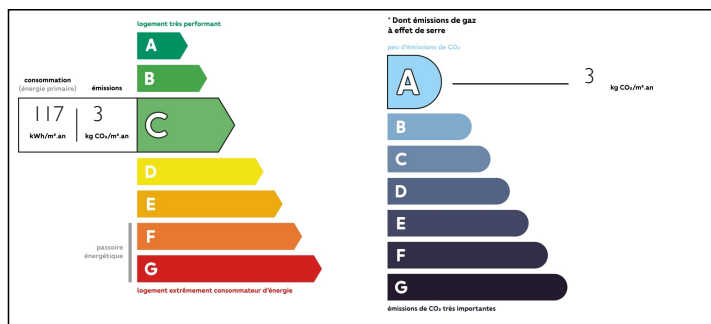
Town:	Sigoulès-et-Flaugeac
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	280 m2
Plot Size:	1246 m2



IN BRIEF

This is a great opportunity to purchase a home in the heart of the village with the added advantages of a large garden, covered pool and ample outdoor seating areas including a veranda, all only 15 mins to Bergerac, airport and train station.

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

Although a large home, the energy bill will not be, as the owners have been steadily renovating the property and in 2021 invested in a new airsource heat pump central heating system, they have also had all the electrics rewired, new double glazing fitted, electric gate and more so that this while still being a very old property now also has all the comforts of modern living.

Comprising a large entrance hall, large tv room, dining room, kitchen, WC, on the ground floor and 3 bedrooms and study area on the first floor. The owners have also created an attached studio comprising open plan kitchen/dine, upstairs bedroom, and tv room. Cave.

To be seen to be appreciated.

Covered Pool 8 x 4m

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

LOCAL TAXES

Taxe foncière: 1872 EUR

NOTES