

House with basement, above ground swimming pool, on 1 hectare of shaded land with views over Excideuil.

## EXCLUSIVE



## INFORMATION

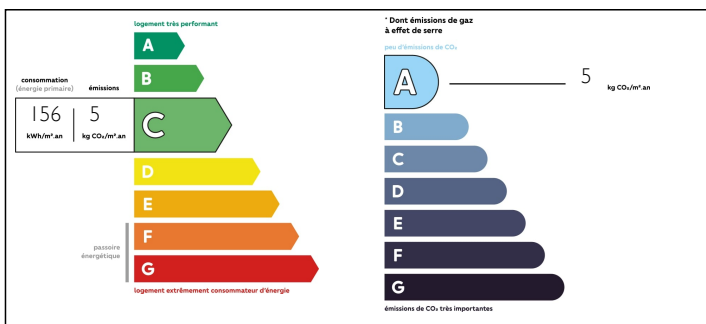
Town:	Saint-Martial-d'Albarède
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	95 m2
Plot Size:	9850 m2

## IN BRIEF

Charming house with basement, the house is situated in a spot with no overlooking neighbours, surrounded by the beautiful, shaded garden of around 1 hectare where you will also find an above ground swimming pool with newly fitted liner. Lovely views over the valley. Close to Excideuil where you will find all the amenities (1.5km). The house is in general good condition, newly fitted roof, double glazing, heat pump central heating and newly fitted insulation.



## 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

The house is composed of an entrance area of around 50m<sup>2</sup>, opening onto a lounge/dining room area with fireplace, wooden flooring.

Equipped kitchen with access onto the terrace.

Bedroom with dressing and wooden floors.

Shower room with WC.

On the garden floor you will find another bedroom and shower room with WC.

Garage and storage space, enough room to add another 2 bedrooms.

Boiler room.

Carport.

All on a large plot of land of 1 hectare.

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

## LOCAL TAXES

Taxe foncière: **380 EUR**

## NOTES