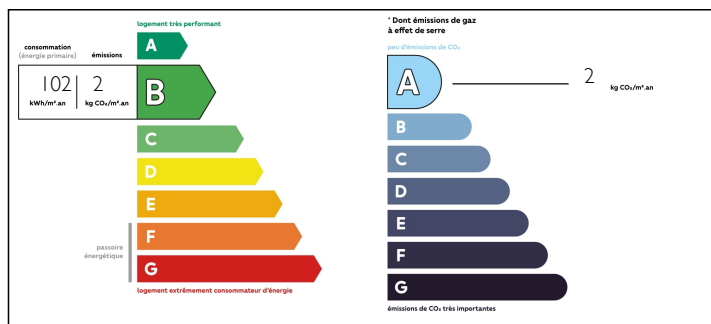


## Contemporary house in forest setting

EXCLUSIVE



## ENERGY - DPE



## INFORMATION

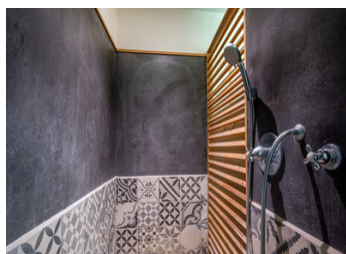
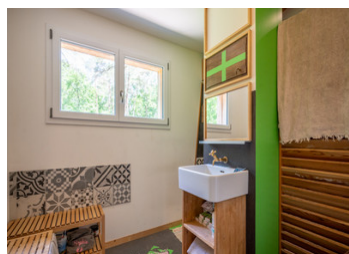
Town:	Valojoux
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	130 m2
Plot Size:	2457 m2

## IN BRIEF

Beautiful eco-friendly house, offering attractive features within a recent build made using quality materials. The house is very well insulated (triple glazing, 55cm roof insulation - underfloor heating via a wood-fired boiler) and enjoys tranquility and privacy in an superb forest setting, while not being isolated. A large deck, a 140m2 basement (which can be viewed on the virtual tour), a stone bread oven, a charming pond and direct access to the communal woodland complete this attractive property located just a few minutes from Montignac-Lascaux and all amenities.

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

Entrance hall (6m2)  
Living room (51.5m2)  
Corridor (11.5m2)  
Office space (9m2)  
WC (1.6m2)  
Shower room (9m2)  
Dressing room (7m2)  
Bedroom 1 (11m2)  
Bedroom 2 (11.3m2)  
Bedroom 3 (14.8m2)

## EXTRAS

Basement (140m2)  
Terrace (70m2)  
Bread oven  
Children's tree house  
Pond

## LOCAL TAXES

**Taxe foncière: 1198 EUR**

## NOTES

Triple glazed tilt and turn windows  
Underfloor heating via wood-fired boiler  
Fermacell partitions  
Rainwater collection tank  
Sanitation via phyto-epuration

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

## NOTES