

Spacious home in the popular Dordogne Village of Piegut Pluviers, large garden & in-ground swimming pool.

EXCLUSIVE



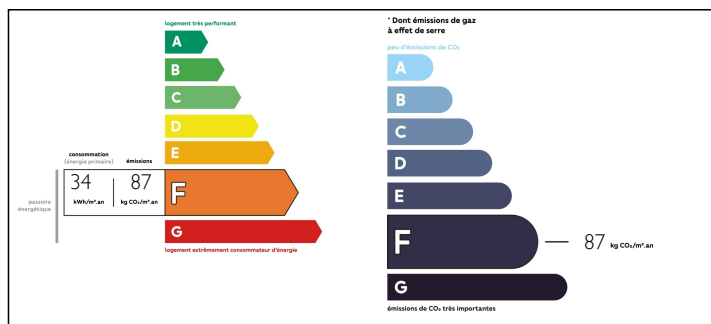
INFORMATION

Town:	Piégut-Pluviers
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	132.7 m2
Plot Size:	6918 m2

IN BRIEF

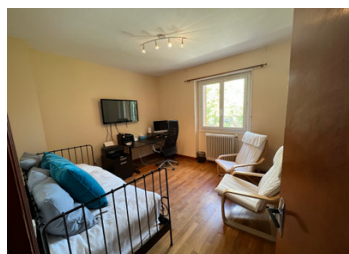
Situated within walking distance to the popular village of Piegut Pluviers in the North Dordogne this property would make a great family home for holidays or for year round living. In the village there is a school, large supermarket, bakery, butchers, post office, hairdressers, a bar, restaurant and a huge weekly market every Wednesday morning. It is a lively village with a lot on offer.

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

You enter the property from the driveway directly into the a large hallway off of which are 3 nice sized bedrooms (14.89m², 13.02m² & 12.58m²) a family bath & shower room (9.83m²) and separate w.c. (2.52m²) Access to the large garage is on this level (21.07m²) From here there are steps that lead up to the 1st floor. A luminous lounge (21.40m²) leads to the dining room (13.05m²) through an archway with both having French doors to the wrap around terrace. A glorious space to people watch and enjoy the bountiful sunshine of the Dordogne in the summer. Towards the back of the house, you will find a fully fitted kitchen (12.96m²) and an office/bedroom (12.70m²), shower room (3m²) and separate w.c. (1.02m²) The attic is accessed from the hallway and with over 30m², this could potentially be renovated for more bedrooms or living space.

At the back of the house you will be enticed by a gorgeous in-ground heated swimming pool 9x4 and not one, but two wooden chalets (15.50m² and 16.60m²) both with electricity and water. One is used for garden tools and the pool pumps and the other has a more social aspect with bar, room for a table and chairs and could even sleep any extra guests.

The garden is lovely and private and extends right down to a beautiful private wooded area. There is a practical gate which is accessed from the chemin which also...

LOCAL TAXES

Taxe foncière: 2153 EUR

Taxe habitation: 1172 EUR

NOTES