

Beautiful single storey villa with stunning views. Fenced garden. Close to Périgueux.



INFORMATION

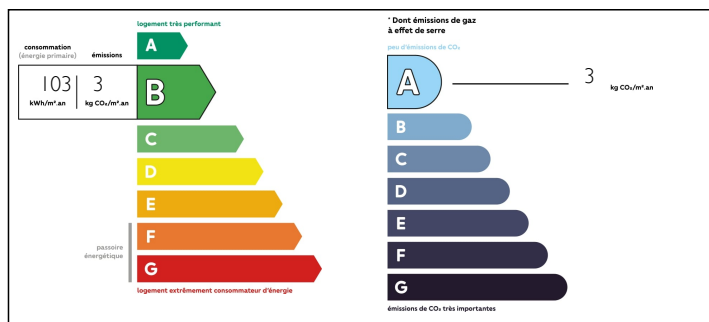
Town:	Champcevinel
Department:	Dordogne
Bed:	5
Bath:	3
Floor:	172 m ²
Plot Size:	1510 m ²

IN BRIEF

Attractive single-storey villa of 172 m² with stunning views. - Entrance hall of 5 m² with cupboard. - Very bright 47 m² lounge/dining room with 3 m bay windows opening onto a 70 m² terrace with uninterrupted views protected by a height easement. - Fully fitted 13 m² kitchen opening onto the pantry/laundry room. - 3 bedrooms of 11 m² each with 1 bathroom and 1 separate WC. - 1 30 m² master suite with 13 m² bedroom, 7 m² dressing room, shower room and separate WC. - 1 room of 20 m² adjoining the house with separate entrance, WC and shower room that could be used as an office, business premises or converted into a studio. - 1 garage of 18 m². - The 1510 m² grounds are fully enclosed and landscaped, with a 270 m² tarmac area.

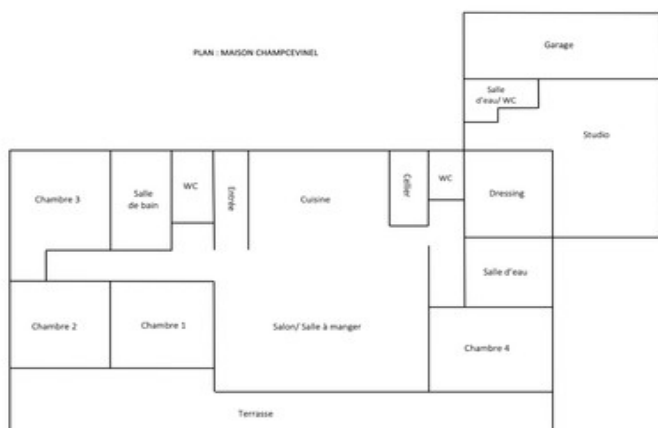


ENERGY - DPE



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

172 m² single-storey house comprising: 1 entrance, 3 bedrooms, 1 bathroom, 1 fully fitted kitchen opening onto 1 lounge/dining room, 1 storeroom/utility room, 1 master suite with dressing room, shower room, WC, 1 independent adjoining room, 1 garage, 1 above-ground swimming pool and 1510 m² of fully enclosed, landscaped grounds.

Features of this villa

- Mains drainage
- Spacious and bright
- 4 bedrooms including 1 master suite
- Possibility of creating a studio or business premises
- Uninterrupted view protected by a height easement
- Attractive 70 m² terrace
- tarmac parking
- Heat pump with underfloor heating
- PVC double-glazed windows with PVC electric roller shutters
- Fully enclosed grounds with electric gate
- Fibre optic
- Péribus stop

6 minutes from Périgueux hospital

10 minutes from Périgueux town centre

8 minutes from the Trélissac shopping area

15 minutes from Bassillac airport

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

NOTES