

## Impeccable 2 bed bungalow with swimming pool and views within walking distance of vibrant village



## INFORMATION

Town:	Sigoulès
Department:	Dordogne
Bed:	2
Bath:	2
Floor:	103 m <sup>2</sup>
Plot Size:	1190 m <sup>2</sup>

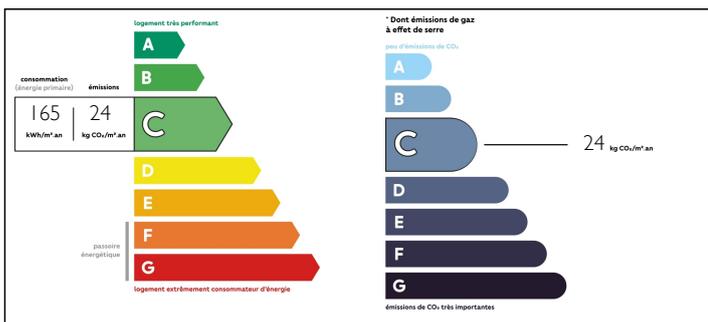
## IN BRIEF

Situated within walking distance of restaurants and shops and within a 15 min drive of Bergerac airport this charming property has much to offer, impeccably maintained with double glazing and central heating, 2 bedrooms/2 bathrooms a garden, swimming pool and large barn with views over the vines. Early viewing recommended! Bergerac 15km, Eymet 12km

103.4 sq. m. approx.



## 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 (103 m<sup>2</sup>)

The house is established on one level and has been very well maintained and updated and benefits from double glazing throughout, gas central heating and a woodburning stove in the living room. The house is sold furnished with all of the white goods included.

+ Living Room (39.86 m<sup>2</sup>) Dual aspect with patio doors opening onto the front and rear of the property.

+ Kitchen (15.38 m<sup>2</sup>) Fitted kitchen - open onto the living room

+ Inner Lobby (4.56m<sup>2</sup>) leading to bedrooms and bathrooms

+ Bedroom 1 (11.55 m<sup>2</sup>) with fitted wardrobe and patio door to pool area

+ Bathroom / Utility Room (6.39m<sup>2</sup>) with bath, toilet, handbasin and washing machine/dryer

+ Bedroom 2 (12 m<sup>2</sup>) with fitted wardrobe

+ WetRoom (5.32m<sup>2</sup>) with open shower, toilet and handbasin

Outside:

Beautifully arranged outside area with a covered terrace and an established garden

Swimming Pool (new liner/2023)

Large Barn/Workshop

### TO NOTE

The swimming pool liner was replaced in 2023 and the barn roof entirely redone in 2014

The house is sold furnished

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Information about risks to which this property is exposed is available on the Géorisques website :

## LOCAL TAXES

Taxe foncière: **780 EUR**

## NOTES