

A contemporary & spacious 3 bed property with a pool, fabulous views & minutes to the popular town of Issigeac



## INFORMATION

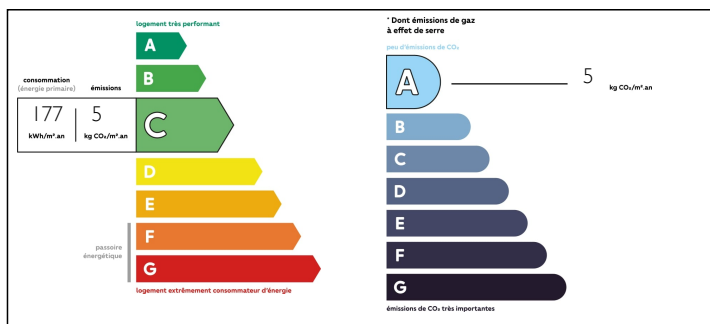
Town:	Issigeac
Department:	Dordogne
Bed:	3
Bath:	3
Floor:	160 m2
Plot Size:	3800 m2



## IN BRIEF

Step into this light and spacious, well presented modern double-fronted bungalow built in 2004, and you'll be immediately struck by its sense of spaciousness and comfort. The open-plan kitchen and living area, which is flooded with natural light from the floor-to-ceiling French doors has plenty of room to spread out and relax. The kitchen is fully equipped, while the living area is perfect for entertaining. Sitting outside on the covered terrace, you can soak up the sun with a coffee or a glass of wine whilst enjoying the gorgeous views. The terrace also leads to a 10m x 5m swimming pool where you can cool off on hot summer days. The property also benefits from electric underfloor heating, electric roller shutters, a centralized vacuum cleaner and a new VMC. The popular medieval village of Issigeac is 8 minutes away and Bergerac is less than 20 minutes.

## 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.



## LOCAL TAXES

Taxe foncière: 1280 EUR

## NOTES

## DESCRIPTION

Entrance hall (approx 4.5m<sup>2</sup>)

Cloakroom (approx 1.5m<sup>2</sup>)

WC (approx 1.75m<sup>2</sup>)

Lounge / Diner (approx 60m<sup>2</sup>)

- French patio doors leading to terrace
- Central Hoover system
- TV and telephone points

Kitchen (approx 20.5m<sup>2</sup>)

- Fully equipped with island

BEDROOM 1 (approx 21.5m<sup>2</sup>)

- French doors leading to side terrace

Dressing room - (approx 3.4m<sup>2</sup>)

Ensuite (approx 5.4m<sup>2</sup>)

- Shower, sink, WC
- Electric radiator

BEDROOM 2 (approx 18m<sup>2</sup>),

- French doors leading to covered terrace and pool

Dressing room - (approx 4.5m<sup>2</sup>)

Ensuite bathroom (approx 5.4m<sup>2</sup>)

- Bath, sink, WC
- Electric radiator

Corridor (approx 2.57m<sup>2</sup>)

Bedroom 3 (approx 13.3m<sup>2</sup>)

- French doors to covered terrace

Ensuite (approx 5.3m<sup>2</sup>),

- Shower, sink & WC
- Electric radiator

GARAGE (approx 47m<sup>2</sup>)

- Door to garden and bedroom 3 allowing the possibility to section off and create a separate living space
- 2 x PROMATIC automatic overhead garage doors
- Double glazed windows