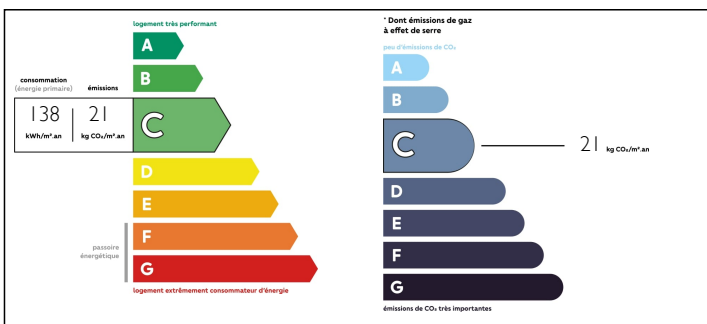


Stunning house with 4 ensuite bedrooms, high end features, pool, 5 min from Cazals

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Marminiac
Department:	Lot
Bed:	4
Bath:	5
Floor:	180 m2
Plot Size:	4130 m2

IN BRIEF

Magnificent stone Périgourdine completely renovated in 2020: it benefits from a high level of comfort and top-quality modern features. Very rare on the market ! Built on 3 levels, each floor benefits from a huge terrace, partly shaded (important as it faces south): on the ground floor, overlooking the terrace which extends to the HEATED swimming pool, you'll find a garage, laundry room, WC and a first large bedroom en suite. On the 1st floor, with the huge terrace overlooking the garden and pool, you'll find a large, ultra-modern, designer open-plan living room/kitchen, and a second en suite bedroom with dressing room. In the attic, two large en suite bedrooms, also with generous volumes. The house is bright and spacious, with terraces for indoor/outdoor living on every floor. The partly wooded grounds are easy to maintain. This beautiful property, quiet but not isolated, is perfectly suited to year-round living! See more details...

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

IN DETAIL

This stone-built Périgourdine was built in 2001 and the interior was completely renovated in 2020: it boasts a high level of comfort and modern, high-quality finishes, making it a rare property.

All heating (centralized, gas-fired) is connected, so you can control it remotely room by room.

Built on 3 levels, with 4 en-suite bedrooms, each floor benefits from a huge, partly shaded terrace (important as the house faces due south), allowing indoor/outdoor living all year round. The house is bright, spacious and of very high quality.

The heated swimming pool extends the terrace, and the partly wooded grounds are easy to maintain.

GROUND FLOOR

On the ground floor, overlooking the terrace which extends to the heated pool and its large deck, you'll find a garage, laundry room, WC and a first large bedroom en suite - it would be very easy to create a summer kitchen or an independent apartment.

- Entrance hall: 14 m2
- Laundry/boiler room: 15 m2
- Separate WC
- Garage: 22 m2
- Bedroom 1 en suite (shower room-WC): 23.50 m2

FIRST FLOOR

On the second floor, with the huge terrace overlooking the garden and pool, large, ultra-modern, designer open-plan living room/kitchen and a second bedroom en suite with dressing room.

- Landing
- Living room with wood-burning stove and modern kitchen with central island: 40 m2 ;
- Fully equipped fitted kitchen

NOTES