

Beautiful newly built villa with 4 bedrooms, garage, garden of 4000m² situated in the heights of Excideuil.



INFORMATION

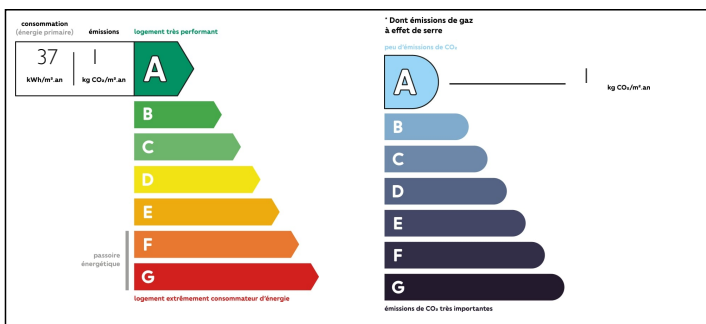
Town:	Saint-Martial-d'Albarède
Department:	Dordogne
Bed:	4
Bath:	3
Floor:	140 m ²
Plot Size:	0 m ²

IN BRIEF

Superb villa covered by a 10 year guarantee, very warm and welcoming with spacious rooms throughout, built to norms RT2012 (house with low energy consumption). The house has excellent insulation, heated flooring by heat pump, there is also irreversible air con, thermodynamic water boiler, septic tank up to standards. The house is situated in the heights of Excideuil, not far from your local shops, schools, bakers, butchers, weekly market etc.



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 property offers around 140m² living space and is composed of an entrance opening onto a large living room of 53m², with fully fitted kitchen, dining area, letting in plenty of natural light through the french sliding doors.

You will also find 4 bedrooms, two of which are parental suites with shower rooms/WC, dressing. Bathroom and separate WC.

Utility room.

Double garage with storage space.

Spacious parking area.

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

NOTES