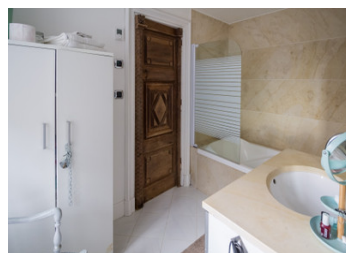


Beautiful character stone house completely rebuilt 20 yrs ago. Magnificent view. In a small medieval hamlet.



INFORMATION

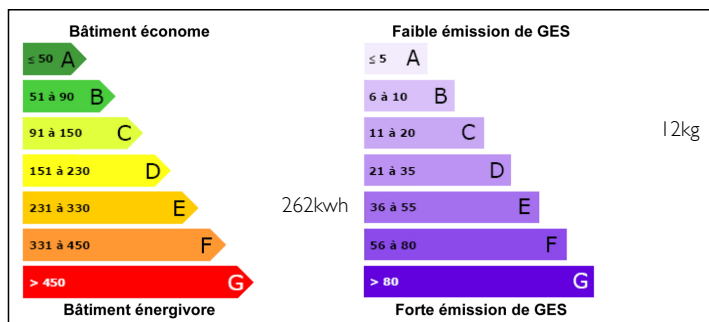
Town:	Coux-et-Bigaroque
Department:	Dordogne
Bed:	2
Bath:	2
Floor:	73 m2
Plot Size:	311 m2



IN BRIEF

House on 3 levels with 2 bedrooms and adjoining bathroom. Subtle mix of ancient and modern. Large terrace and infinity swimming pool. Built on a slope, it nestles against the rock. Access with a small car or quad. The house is suitable as a permanent home if you are not afraid of stairs and would also be great for renting out.

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

HOUSE (~73 m² living area)

GROUND FLOOR

Bedroom (15 m²) door to the outside

Bathroom (4 m²)

WC/laundry room (3.5 m²)

FIRST FLOOR

Kitchen (10 m²)

Living / dining room (21 m²) with chimney/wood stove opening onto a terrace (17 m²) with nice view

ATTIC

Bedroom (12,5 m²)

Shower room/WC (5.5 m²) opening onto the pool terrace

The house benefits from electric underfloor heating and double glazing.

The 4 x 8 m infinity swimming pool is heated and the liner dates from 2019.

LE BUISSON DE CADOUIN with all amenities is 3 km away.

LE BUGUE with an important weekly market is 9 km away.

SARLAT, famous medieval town is 30 km away.

BERGERAC with international airport is 40 km away.

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

LOCAL TAXES

Taxe foncière: **850 EUR**

NOTES