

Provençal villa with swimming pool 5 minutes from Bergerac

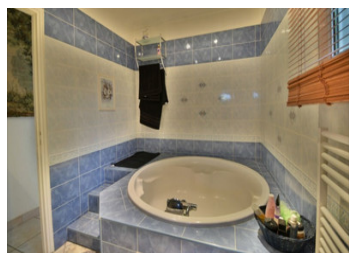


INFORMATION

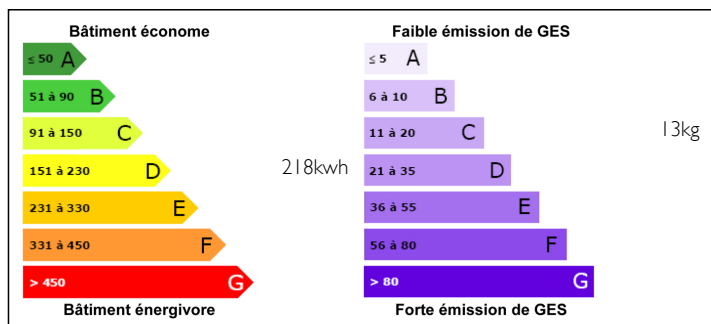
Town:	Creysse
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	185 m2
Plot Size:	3808 m2

IN BRIEF

Provençal style villa with 4 bedrooms (3 on the ground floor) Possibility of an independent unit. Double garage. Adjoining workshop. Heated swimming pool. Pool house. Fenced grounds.



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

Do not hesitate and discover this superb Provencal villa of 185 m² habitable. It will seduce you with its spacious and bright living room of 47 m² with fireplace and its open kitchen and equipped with its adjoining veranda giving access to a large covered terrace of 15 m² with views of the pool.

The villa also has a hallway giving access to a bathroom and a dressing room, a room that can quite serve as an office or other, a laundry room, 4 bedrooms including 3 on the ground floor and a separate toilet.

You will also have the opportunity to make an independent unit of accommodation with its two rooms with an area of 30 m².

Finally, there is a double garage with automatic opening and adjoining workshop.

Outside, a heated pool of 11x5 m, chlorine, a pool house and a plot of land of 3808 m² complete this real estate.

At 5 minutes from Bergerac, you will be in both a pleasant place and close to amenities. The town of Bergerac also has a train station and an airport.

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

LOCAL TAXES

Taxe foncière: 2200 EUR

NOTES