

Perigordian style 4 bedroom village property with salt water pool, tennis court and large fenced garden.



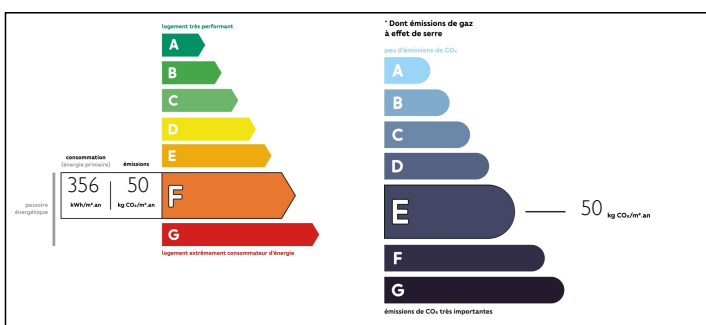
## INFORMATION

Town:	Mareuil
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	234 m2
Plot Size:	5000 m2

## IN BRIEF

Substantial detached family home on the outskirts of Mareuil en Perigord. Ideally placed and within walking distance into the village which has shops, bars and schools. Thirty minutes drive from Angoulême with it's TGV train station

## 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: 1877 EUR**

## NOTES

## DESCRIPTION

In greater detail:

Downstairs:

Entrance hall 6m<sup>2</sup> with tiled floor.

Living room 28m<sup>2</sup> with tiled floor and fireplace and two sets of double doors out to the front terrace.

Snug/tv room 18m<sup>2</sup> with wood burning stove and double doors out to the front terrace.

Dining room 30m<sup>2</sup> with picture window to the front.

Boiler room 4m<sup>2</sup>.

Kitchen 19m<sup>2</sup> fully fitted kitchen with electric oven, hob and extractor.

Laundry room 12m<sup>2</sup>.

Conservatory 32m<sup>2</sup> with indoor bbq and tiled roof.

Bedroom 12.5m<sup>2</sup> with double doors out to the rear terrace.

WC and separate bathroom 6.5m<sup>2</sup> with bath, bidet, basin and storage.

Upstairs:

Landing 33m<sup>2</sup>.

Bedroom2 20m<sup>2</sup>.

Bedroom3 12m<sup>2</sup>.

Bedroom4 14m<sup>2</sup>.

Bathroom 19m<sup>2</sup> with shower, double basin, toilet and bidet.

Outside salt water swimming Pool 10x5m with security cover.

There is a terraced area for sunbeds and shower.

Tennis court.

Garden approximately 5000m<sup>2</sup> fully fenced with fruit trees.

Entrance to the property with electric gates.

The property is connected to the mains drainage and has high speed internet.

The centre of the village is approximately a 10 minute walk and has a supermarket, bakery and bar restaurant. There are schools from nursery through to senior in the village. Great family home or holiday home.