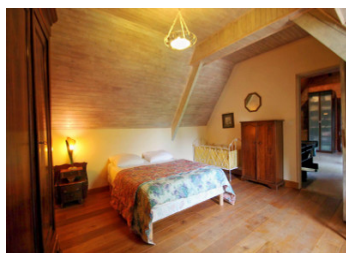


Two beautiful Périgourdine houses and swimming pool on 5000m . Quiet location, isolated from the neighbours.



INFORMATION

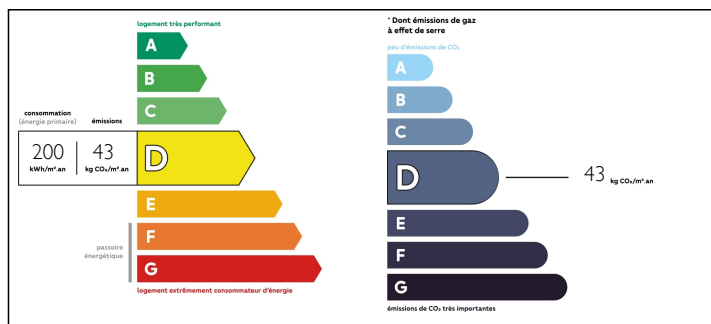
Town:	Lalinde
Department:	Dordogne
Bed:	6
Bath:	6
Floor:	247 m2
Plot Size:	5500 m2



IN BRIEF

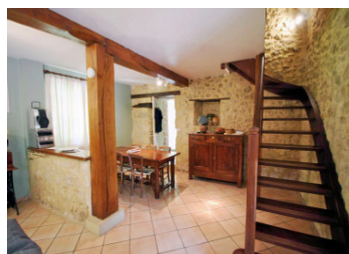
Two charming Perigourdine houses near all shops (1km). Very well located and without nuisance with a magnificent view on the countryside. The houses are surrounded by fields and walnut trees (organic farming). The first house of 3 bedrooms does not require any work. The central heating is gas (above ground tank) with a wood stove. The second house has been recently renovated and has 3 bedrooms. Electric heating and a wood stove. Nearby there is a nice secure and well exposed swimming pool. A small additional building can be converted into a house or a gîte and already has a nice covered terrace. The furniture can be integrated in the sale. Possibility to buy up to 4.5 hectares of land in addition.

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: 2050 EUR

NOTES

DESCRIPTION

The first house on two floors (140m²) consists of a large living/dining room (36m²) with open fire place and access to a nice terrace, an open kitchen, a shower room (10m²), a dressing room, a separate toilet and a bedroom (13m²) on the ground floor. On the first floor there are two bedrooms (17 - 28m²), one of which can easily be divided into two bedrooms, a nice landing (12m²) and a shower room (4m²).

The central heating is gas (above ground tank) and the stove is wood burning.

In an annex building there is a boiler room/laundry room (14m²).

The second house (106m²) on two floors has been recently renovated and has 3 bedrooms.

The ground floor consists of a living/dining room (39m²) with wood stove, a large covered terrace (8m²), a fully equipped kitchen (11m²), a bathroom (10m²) with a laundry area and a toilet and a bedroom (19m²).

On the first floor there are two bedrooms (10 - 15m²) and a shower room.

Electric heating and a wood stove.

Private garden with small stone storage room.

A beautiful secured swimming pool and 4 old horse boxes (80m²) with a covered terrace complete the place.

The furniture can be integrated in the sale.

Possibility to buy up to 4,5 hectares of land in addition.

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