

Superb setting in its own grounds, detached 4 bed house, 4 receptions, pool with jacuzzi, near Thiviers

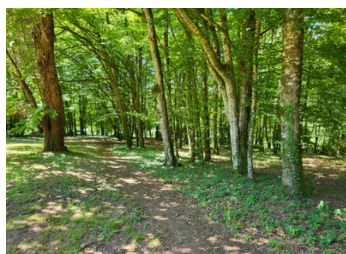


INFORMATION

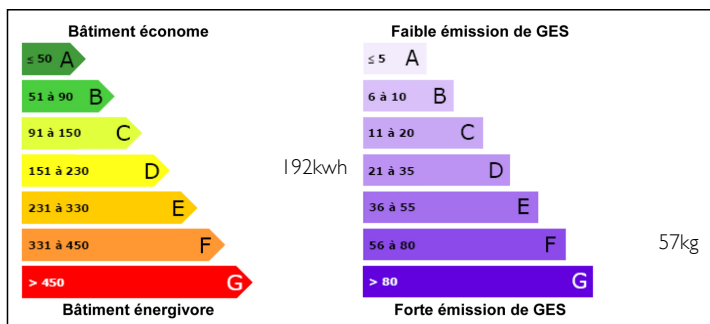
Town:	Saint-Paul-la-Roche
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	267 m2
Plot Size:	9928 m2

IN BRIEF

Must see! This is a very spacious 4 bedroom, 3 reception property in a quiet location but not far from Thiviers with all its amenities. There are a lot of modern features, such as electronic shutters, gates and garage doors, and the attached land is idyllic. The pool is large, has an attached jacuzzi, and is in an impressive setting. The house faces its own garden and woodland. It is not possible to capture the calmness and beauty of this property in photos.



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: 1375 EUR

NOTES

DESCRIPTION

The property with its tree-lined avenue, pool and double garage on 9928m² offers space to escape and relax.

The garage has a size of about 35m², the pool is 7,5x15m.

Ground floor of the house:

Kitchen with tiled floor about 17,6m²,

Salon (about 31,40m²) with fireplace and 3 doors to the outside and to the two verandas,

Dining room (about 13,50m²).

Veranda south about 24m², veranda west about 17m²,

Office with fireplace about 22,60m²,

Shower room about 4,11m²,

Bathroom(6m², toilet (about 1,76m²),

Entrance hall about 7,60m² and its corridor about 7m².

First floor:

Mezzanine of about 26m²,

4 bedrooms of about 15,5m², 18,80m², 13,33m² and 18,87m²,

WC of about 3m².

A cellar of about 13,80m². with oil central heating boiler

The roof and heating are in good condition.

The septic tank does not conform to current standards.

Shopping facilities, schools, as well as restaurants, doctors and railway stations are within a few kilometres.

Limoges airport is about 53km.

Trains from Thiviers go to Paris, Bordeaux, Strasbourg and Marseilles, for example.

Information about risks to which this property is