

Lovely 3 bed bungalow with pool and great views in hamlet near Villefranche-de-Lonchat - Dordogne



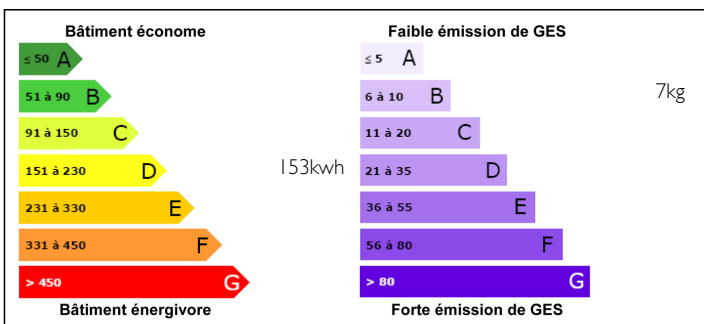
INFORMATION

Town:	Villefranche-de-Lonchat
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	121 m2
Plot Size:	2218 m2

IN BRIEF

This lovely bungalow, built in 2005, comprises of a massive living room of 63m², 2 bedrooms with a shared bathroom and a 3rd bedroom with an en-suite shower room with WC. To the rear is a covered terrace overlooking a pool equipped with a salt system. The property, set in a quiet hamlet near Villefranche-de-Lonchat, offers great views over the countryside. As it's currently a holiday home, it can be sold with the furniture. 2mns drive from the village with amenities, 5mns drive to a leisure lake (Lac de Gurçon), 10mns drive from the first supermarkets.

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

Bungalow 121m²

Kitchen/sitting room: 63m²

Laundry 4,5m²

Bedroom 1 with fit in cupboard and ceiling ventilator: 12m²

Bedroom 2 with fit in cupboard: 12m²

Bedroom 3 - master suite with fit in cupboard, shower and WC: 27m²

Garage: 16m²

Garden shed

Electric gate (not in use)

Air conditioning

Underfloor heating

Double-glazed

Septic tank (to be updated)

Taxe foncière : 1326€

LOCAL TAXES

Taxe foncière: 1326 EUR

Taxe habitation: 654 EUR

NOTES