

Beautiful house in Port-Sainte-Foy-et-Ponchapt



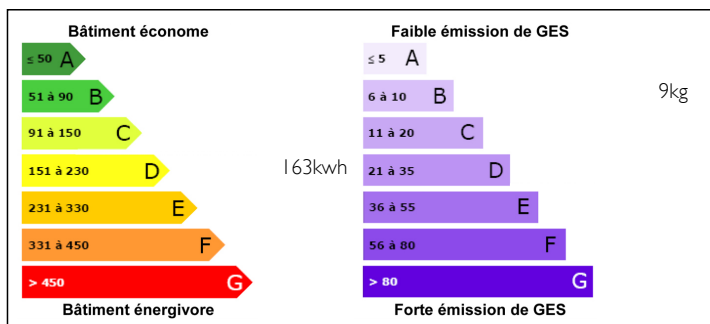
INFORMATION

Town:	Port-Sainte-Foy-et-Ponchapt
Department:	Dordogne
Bed:	4
Bath:	3
Floor:	310 m2
Plot Size:	8720 m2

IN BRIEF

In Port-Sainte-Foy-et-Ponchapt, a few minutes from the shops, close to Bergerac airport and the medieval villages of the area, this large, quiet house with its large wooded park and covered swimming pool, offers all the comforts required for a main or secondary residence.

ENERGY - DPE



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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

The entrance to this beautiful traditional house is through a large motorized gate, and opens onto the driveway that leads to the house, surrounded by a wooded park of about 8700m², with a covered swimming pool.

The house is accessible by two external staircases, or by the basement by a lift.

The house has a living area of about 300m² and is composed as follows

An entrance hall which leads to a dining room of about 50m², a veranda of about 23m² and a fully equipped kitchen of 13m².

The corridor leads to the main bathroom, two bedrooms, a master suite with private shower room, an office and a toilet.

A lift gives access to the basement.

The basement has a living area of approximately 160 m² and is composed as follows:

A 25m² fitted kitchen, a bedroom, a shower room, a laundry room, a billiard room, a WC and a storeroom.

The house has storage cupboards on all levels, the water used for the whole property comes from the well in the park.

There is also a winter garden, workshop, woodshed and garage in the basement.

The swimming pool (9mx5m) is covered, allowing maximum enjoyment.

A wooden chalet of 16m² and a building of 182 m² are located in the park.

There is no work to be done on this house, a great opportunity to be seized quickly.

Information about risks to which this property is

NOTES