

Detached architect designed villa

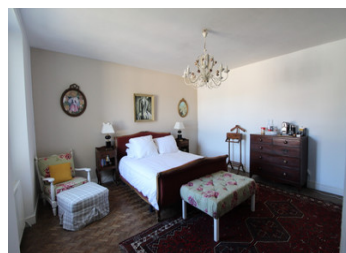


INFORMATION

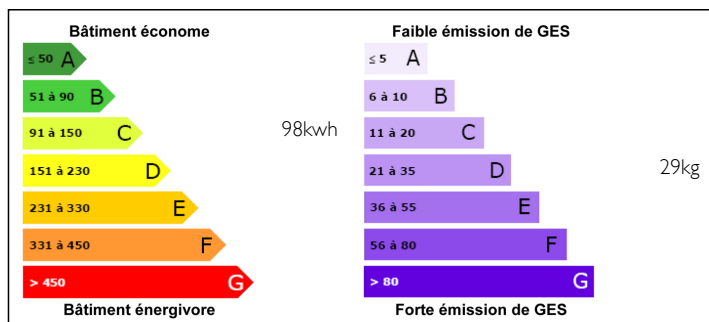
Town:	Paussac-et-Saint-Vivien
Department:	Dordogne
Bed:	4
Bath:	1
Floor:	178 m2
Plot Size:	9748 m2

IN BRIEF

This stylishly appointed property has been lovingly resored by the current owners. Attention has also been given to the gardens to make a private oasis but which is conveniently situated for local commerces in Lisle or the larger city of Perigueux. The house is situated between a 4-star Michelin restaurant and another 'the pointe' excellent restaurant. Shops 5 minutes drive away.



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: 950 EUR

NOTES

DESCRIPTION

Enter this house into a spacious hallway (9.042 x 1.698) with all rooms on the ground floor leading off. Sitting room (8.139 x 4.115) With attractive parquet floor, half wood panelling and fireplace with woodburner. Dining room (4.967 x 4.059). Kitchen (3.805 x 1.860) to include dishwasher, oven, hob, microwave and fridge freezer. Laundry (2.012 x 1.846) & W/C (2.223 x 1.180). Below ground is a storage cellar (8.195 x 5.889) housing the oil tank and recently installed reconditioned central heating boiler.

To the first Floor is a landing area (1.704 x 1.695) With 3 double bedrooms and bathroom leading off. Bedroom 1 (4.950 x 4.576). Bedroom 2 with Juliette balcony and built in cupboard (4.179 x 3.957). Bedroom with built in cupboard (4.160 x 3.916). Bathroom comprising Bath, walk in shower washhand basin and W/C (7.537 x 1.961).

To the second floor landing with access to both sides to large under eaves storage cupboards (4.086 x 1.508). Bedroom (4.502 x 3.763).

Outside the garden is fully gated and fenced. The large double gates lead to driveway parking and a spacious garage with power and light (7.030 x 3.121). The garden is to both sides of the house accessed separately the larger of the 2 spaces has a raised terrace for sunbathing an ornamental pond with oriental style bridge and established planting. The second garden area has storage for wood and a pathway taking you up to the woods and land parcel beyond.

Information about risks...