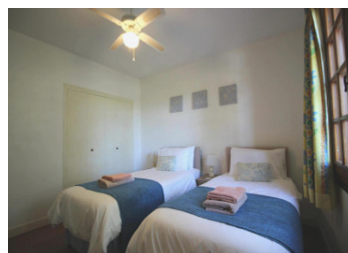
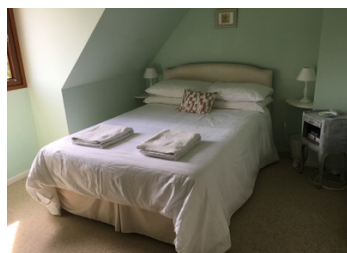


## Beautiful and large villa with pool



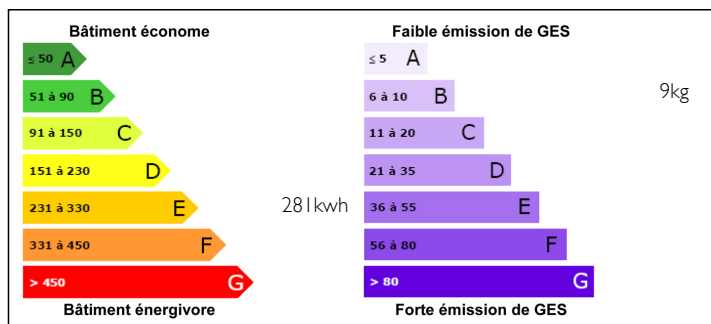
## INFORMATION

Town:	Lalinde
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	135 m2
Plot Size:	1412 m2

## IN BRIEF

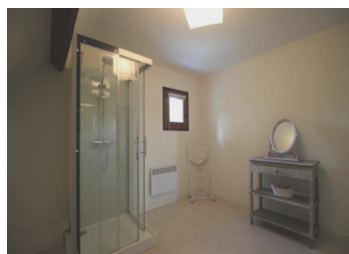
Charming house near all shops. Very well located and without nuisance. Nice view despite the fact that the house is not isolated from the neighbors, nice private garden with flowers and fences. This beautiful villa on two floors is very bright with beautiful finishes. The ground floor includes a large living/dining room with wood-burning stove opening onto a beautiful shaded terrace facing south-east, a large kitchen, a bathroom, a separate toilet and two bedrooms. On the first floor, there are two bedrooms, one with a dressing room and a shower room. In the basement, there is a two-car garage with an electric door and a cellar. The heating is done with electric radiators and a wood burning stove with a ventilation system to diffuse the heat. The house can be sold furnished.

## 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: 1973 EUR**

## NOTES

## DESCRIPTION

Beautiful villa on two floors without nuisance with a nice view.

The house is not isolated from the neighbors but keeps a private garden with flowers and fences. It is located close to all shops (accessible on foot or by bike).

The house is composed of two floors:

The ground floor includes a large living/dining room (30m<sup>2</sup>) with wood-burning insert opening onto a beautiful shaded terrace (25m<sup>2</sup>) facing south-east, a large equipped kitchen (14m<sup>2</sup>), an entrance hall, a bathroom (6m<sup>2</sup>), a separate toilet and two bedrooms (12m<sup>2</sup> each) with built-in closets.

On the first floor there are two bedrooms (9m<sup>2</sup> - 18m<sup>2</sup>), one of them with a dressing room and a shower room (12m<sup>2</sup>).

In the basement, there is a two car garage (36m<sup>2</sup>) with an electric door and a laundry room and a cellar (6m<sup>2</sup>).

The heating is done with electric radiators and a wood burning stove with a ventilation system to diffuse the heat.

The windows are double glazed with wooden shutters and there is a septic tank.

Outside there is a garden chalet, a wood storage shed, a beautiful chlorine pool (8 x 4) with its sunny beach and a private driveway with several parking spaces as well as many fruit trees.

Lalinde : 4 km

Bergerac and its airport : 26 km

The house can be sold furnished.

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