

**UNDER OFFER** Four bedroomed semi-detached hamlet property with Swimming pool in the North Dordogne,

**EXCLUSIVE**



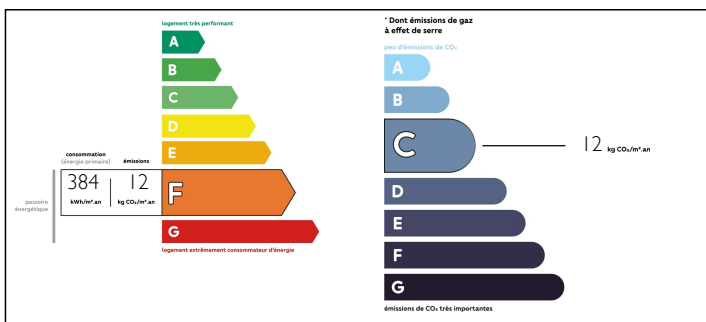
## INFORMATION

Town:	Saint-Priest-les-Fougères
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	102.36 m2
Plot Size:	1637 m2

## IN BRIEF

This characterful property is situated on the edge of a small hamlet. It has a nice sized garden with a swimming pool, plus plenty of room for a veggie plot and seating areas. Only a 3 minute drive to the Village of St Priest Les Fougères and a 9 minute drive to the small town of La Coquille.

## 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: 700 EUR**

**Taxe habitation: 400 EUR**

## NOTES

## DESCRIPTION

You enter the property into a large entrance hall with the staircase leading upstairs and an insert fireplace to the right. This room works well as a snug or reading area or maybe an office area.

You then go through double glazed doors into the main sitting room which also has access to the rear garden.

From the sitting room you go through to the Kitchen which has plenty of room for a dining table. There are lots of fitted cupboards and a log burning stove.

At the rear of the kitchen is access to the Utility Room with space for a washing machine, fridge, freezer and extra storage. There is an internal window looking into the snug. There is a downstairs toilet and shower and the back door.

Upstairs there are four bedrooms built into the eaves of the property with lots of exposed beams . There is a bathroom with a sink, WC and bath.

Outside you will find a narrow garden with a couple of garden sheds, an under cover seating area and the swimming pool

It is full of charm and character.

The railway station of Bussière-Galant is 20 minutes by car, direct to Limoges then Paris. Limoges airport is 40 minutes away. The beautiful chateau village of Jumilhac le Grand is only 10 minutes away (7kms) and you have a swimming lake at Bussière-Galant with activities to keep the whole family entertained. Viewing is recommended.

All measurements are approximate only.

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