

Spacious single storey house, 4 bedrooms, 2 bathrooms. Large fully-fenced garden. Views over open countryside.



## INFORMATION

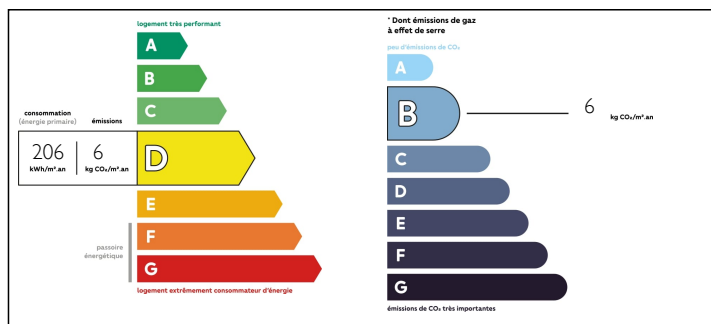
Town:	Payzac
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	130 m2
Plot Size:	2850 m2

## IN BRIEF

A spacious single-storey house built in 2009, benefitting from three main bedrooms, with a fourth currently used as a craft room, and two modern bathrooms. The main living space consists of a large open-plan lounge dining room and modern, well-equipped kitchen area. Heating is provided via the wood-burner and back boiler, which supplies the radiators throughout the house. The house is set well back from the lane; there's plenty of parking for several vehicles. It is less than 4km away from the village of Payzac, and with the market town of St Yrieix la Perche only a 15 minute drive away. A 15 minute drive will take you to a great leisure lake, with many nautical activities, a beach, and a restaurant which hosts many events throughout the summer.



## 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.



## LOCAL TAXES

Taxe foncière: 985 EUR

## NOTES

## DESCRIPTION

### HOUSE

Open-plan living area (59m<sup>2</sup>), an L-shaped space, fireplace with wood-burner and back-boiler, laminate flooring throughout, glazed doors to the front and rear terraces, ceiling fans and LED lighting in the kitchen area. The kitchen includes modern appliances - ceramic hob, extractor fan, oven and fitted units.

Built-in storage housing electric meter.

Bedroom 1 (15m<sup>2</sup>), wooden floor, window to front. En suite bathroom (5m<sup>2</sup>), bath with over-bath shower, washbasin, WC, towel radiator.

Bedroom 2 (14m<sup>2</sup>), laminate flooring, double aspect to side and back garden.

Shower room (5m<sup>2</sup>), this connects directly with the second bedroom, so acts as a private en suite, but also has another access so can be used as a family shower room. Shower, washbasin, WC.

Bedroom 3 (11m<sup>2</sup>), laminate flooring, window to rear.

All bedrooms have fly screens on the windows.

Bedroom 4 (12m<sup>2</sup>), this bedroom was the former garage (the door is still in place externally, so could be changed back to a garage if required). Currently used as a craft room, it does not have a window.

Utility room (14m<sup>2</sup>), plumbing for washing machine, hot water tank. Plumbing for back boiler and back-up power pack. Door to garden.

### EXTERIOR

Double gates lead onto a large gravelled area, parking for several vehicles, including a camping car or caravan. Car port to the side of the house, and also a wood store.