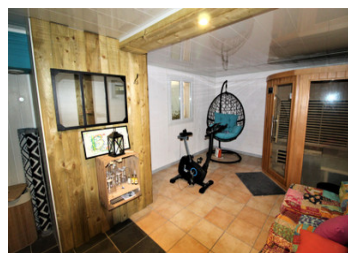


Beautiful 4 bedroom family home with swimming pool in Marsac sur l'isle



INFORMATION

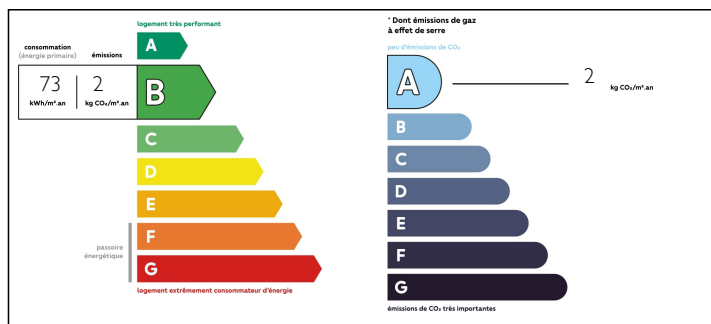
Town:	Marsac-sur-l'Isle
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	180 m ²
Plot Size:	3156 m ²



IN BRIEF

Beautiful 290 m² house with 180 m² living space, 10 minutes from Périgueux. Located in the commune of Marsac sur l'Isle in a quiet area. It comprises: - Ground floor: entrance hall, large 61 m² living room, fully equipped kitchen, 2 bedrooms with fitted wardrobes, bathroom and WC. - First floor: mezzanine, study, WC, bedroom, master suite with dressing room and shower room. - The 130 m² semi-buried basement includes a large 74 m² garage, a sauna with shower and toilet, a laundry room, a cellar, a swimming pool room and a 7,000 litre rainwater tank. Set in 3156 m² of fully enclosed grounds with saltwater swimming pool, 2 terraces and garden shed. No work required.

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.



DESCRIPTION

A beautiful, fully-equipped kitchen (oven, microwave, hob, extractor fan, fridge, dishwasher) opens onto a dining/living room with a sliding door that opens wide.

Very bright 61 m² lounge/dining room with cathedral ceiling.

Large ground floor shower room with bath, double basins and shower and upstairs shower room with double basins and shower.

Highlights of this house :

Geothermal heat pump (low electricity consumption)

Salt swimming pool

7m³ water tank with pump for watering the garden

Water softener

Central Hoover

Infrared sauna

Large 74 m² garage

Septic tank up to standard

Chestnut parquet flooring

Ash staircase

Electric gate and garage door

5 minutes from the Auchan shopping centre.

10 minutes from Périgueux.

15 minutes from the motorway.

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

NOTES