

Under offer - Vacation home or family home with a swimming pool.



INFORMATION

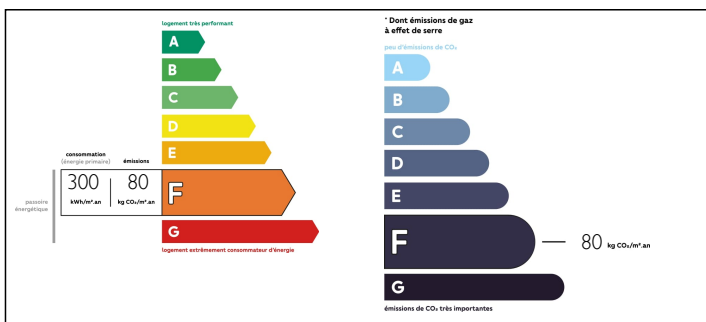
Town:	Coux et Bigaroque-Mouzens
Department:	Dordogne
Bed:	0
Bath:	0
Floor:	133 m2
Plot Size:	2161 m2

IN BRIEF

Renovated house located close to all amenities and near the Dordogne river. It is equipped with a swimming pool with a pool house and a boulodrome. A second garage is located at the back of the house. There are two access gates to enter the property of 2161m2. An orchard has been planted and a chicken run installed. The house consists of a ground floor with a garage, a boiler room and a room converted into a shower room/wc and a summer kitchen, which can be converted into a studio. The first floor consists of 2 bedrooms, a shower room with hand basin, a large living/dining room, a room that can be used as a bedroom and a recent kitchen. On the first floor of the tower there is a large en suite bedroom with shower, toilet and hand basin. A beautiful family home for vacations or for living in all year round.

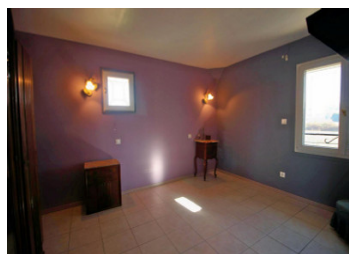


ENERGY - DPE



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: 1153 EUR

NOTES

DESCRIPTION

This house of 133m2 offers numerous assets and great comfort.

Located in the heart of the Périgord Noir, it is suitable as a holiday home or as a principal residence thanks to its proximity of shops and all useful and necessary services.

Ground floor :

Summer kitchen that communicates with the house, boiler room/garage/workshop and a shower room equipped with a shower, laundry room with a toilet and a sink.

First floor :

Large living/dining room, open and semi-equipped kitchen, two bedrooms, a shower room with hand basin, a separate toilet and a room that can be used as an extra bedroom.

First floor of the tower.

A large en suite bedroom with shower, wc and hand basin, access via a landing.

The house is equipped with double glazing and shutters.

Oil-fired central heating

Septic tank up to standards.

Chlorine treated swimming pool (9x4,5) with pool house and hard cover, bowling alley, hen house and second garage with electric door.

Secluded and fenced garden with mature/ripe shrubs and trees.

Beach on the Dordogne at 4 km.

Sarlat at 25 km.

A very nice place to enjoy life and rest with family or friends.

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