

Attractive single storey house



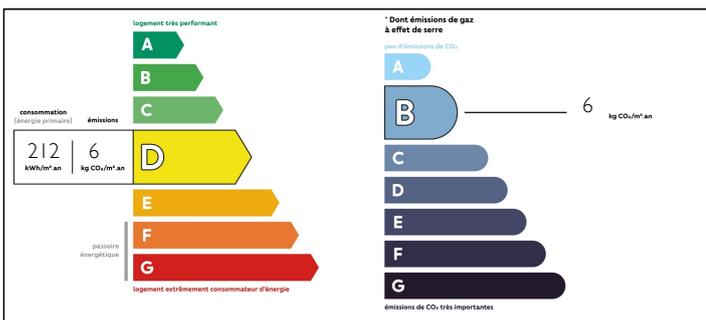
INFORMATION

Town:	Lalinde
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	130 m ²
Plot Size:	2216 m ²

IN BRIEF

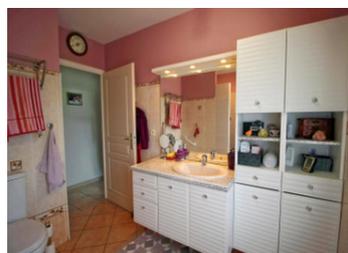
Beautiful single storey house, recent and without any work. It is very close to all amenities (less than 5 km and 25km from Bergerac and his airport) and is located in a small village away from any road or noise pollution. The place remains very private despite the presence of neighbours. A beautiful terrace/balcony gives a breathtaking view. The house consists of 3 bedrooms, a shower room with washbasin and toilet, a separate toilet, a large living/dining room, a storeroom and a garage with an upper floor (possibility to make an extra bedroom). A second building (currently a garage/workshop) could easily be converted into a gîte. An electric gate gives access to the house situated in a dead end street. A beautiful family house without any work for holidays or for living there all year round. The land is fenced, flat and suitable for a swimming pool.

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

This beautiful house of about 130m² will charm you by its many assets and its great comfort. Located in the heart of the Purple Perigord, it will allow you to live a very nice holiday or to stay all year long thanks to its proximity to shops (less than 5km - Bergerac airport at 25km) and its good thermal insulation.

Details of the rooms and fittings:

Large living/dining room (39m²) with access to a beautiful, well-exposed and private terrace, an open plan fitted kitchen (10m²), an independent pantry (19m²) independent with doors with galandage (space mezzanine for more arrangement), a corridor serving three rooms (14m²-14m²-11m²) each one equipped with large wall cupboards, a space wall cupboard and independent WC, a roomy bathroom with shower with the Italian adapted to the people with reduced mobility (7 m²) with WC and wash-hand basin.

Access is via a double electric gate onto a gravelled cul-de-sac.

Secluded, fenced garden with swimming pool.

The house is equipped with double glazing with electric shutters at the back and louvered shutters at the front.

The heating is electric and it is possible to install a stove.

Septic tank to standards.

Garage with electric door and first floor which could be used as an extra bedroom (20m² floor area).

Second building with electric door consisting of a workshop and a garage on a floor area of 50m² (storage space under the roof).

The Dordogne river is 4 km away.

Sarlat at 55 km.

Bergerac at 25 km.

A very nice place to enjoy life...

NOTES