

## Detached 3 Bedroom house in quiet hamlet with Swimming Pool

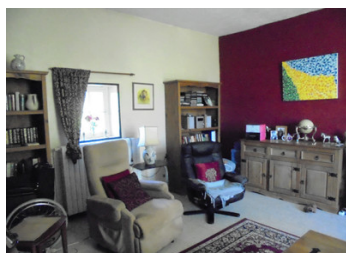


## INFORMATION

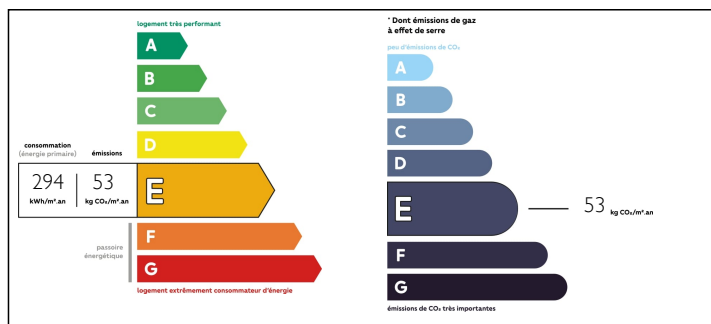
Town:	Parcou-Chenaud
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	131 m2
Plot Size:	1317 m2

## IN BRIEF

This nicely proportioned detached house sits in a quiet hamlet but is conveniently located close to a village with a shop, a bar/restaurant and just 10 minutes from the popular market town of Chalais which has all amenities and a train station, from which you can travel to Bordeaux or Angouleme.



## 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

You enter the property via the front garden into the hallway (5.5m<sup>2</sup>).

To your left is the dining room (15.8m<sup>2</sup>) and through to the kitchen (11.3m<sup>2</sup>).

From the hallway, there is access to the shower room (4.25m<sup>2</sup>) and separate WC (1m<sup>2</sup>).

To the right of the hallway is the living room (24.2m<sup>2</sup>) with original fireplace and log burning stove.

Stairs from this room take you to the upper floor, where you will find 3 large bedrooms (23.4m<sup>2</sup>, 22m<sup>2</sup> and 12.6m<sup>2</sup>) and a further WC.

Outside, there are gardens to the front and rear. The pool sits in a secluded corner of the front garden.

There are stone sheds to one side and access from the other side into the barn.

The property has had a new fosse septique (septic tank) installed very recently.

## LOCAL TAXES

Taxe foncière: 1030 EUR

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

## NOTES