

Lovely 2 bedroom bungalow with swimming pool and enclosed mature garden. Edge of village location- Dordogne



INFORMATION

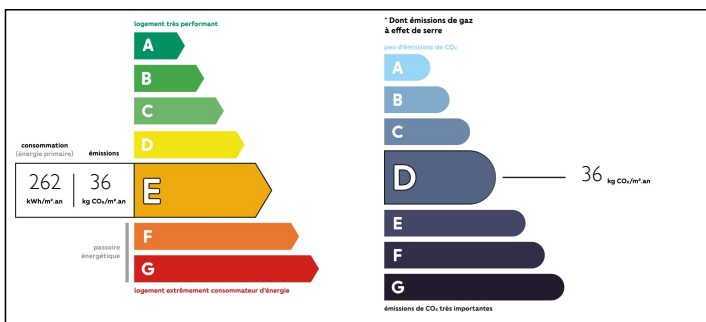
Town:	Saint-Jory-las-Bloux
Department:	Dordogne
Bed:	2
Bath:	2
Floor:	94 m2
Plot Size:	2846 m2

IN BRIEF

This bungalow sits in a private location just a short distance from a pretty village with restaurant, bar, chemist, post office, hairdresser and English speaking doctor. The village has a river; perfect for paddling, canoeing and sitting at the water's edge with a picnic, there is also a disused railway line which has bikes attached to it (the Velo Rail) this is very popular in the summer season. The market town of Thiviers is another 5 minutes further and has all amenities and a train station. Limoges and Bergerac airports are reached in about an hour and are serviced by the low-cost airlines.

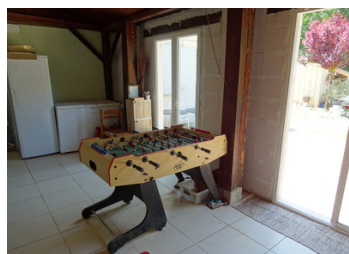


ENERGY - DPE



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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.



DESCRIPTION

The property benefits from mostly double glazing, it has gas central heating and a septic tank. A refurbishment has been undertaken during the last 5 years, there are some small works to finish but not essential. If a third bedroom is a requirement, it would be possible to divide the veranda and install a bedroom. The front part of the building is stone, the render can be removed to expose the stone.

The outside space is a nice size with a rear terrace, a driveway and gates to the front aspect, a swimming pool with security fencing and many mature trees and bushes. There is a mobile home on-site but this requires a complete renovation.

A perfect lock-up and leave or equally a super full-time residence!

LOCAL TAXES

Taxe foncière: **479 EUR**

Taxe habitation: **81 EUR**

NOTES

BUNGALOW 94m2

GROUND FLOOR

Kitchen/living room 34,74m2 (4,50m x 7,72m) dual aspect windows, door to rear terrace, door to main bedroom and veranda, feature beams, tiled floor.

Véranda 22,47m2 (6,26m x 3,59m) 2 x double doors to rear terrace, feature beams, tiled floor, door to 2nd bedroom and shower room.

Bedroom 1 - 11,23m2 (2,83m x 3,97m) front aspect, laminate flooring.

En-suite bathroom 5,78m2 (1,96m x 2,95m) bath, double hand basin with vanity unit, front aspect.

Separate wc 1,72m2 (0,9m x 1,92m)

Bedroom 2 - 11,25m2 (2,9m x 3,88m) front aspect, blocked door to front, lino

Family Shower room/utility room with wc 6,73m2 (1,8m x 3,74m) walk-in shower, wc, hand basin, utility area, front aspect.

loft access - suitable for storage

EXTERIOR

Swimming pool 7,28m x...