

## Contemporary house in a green setting

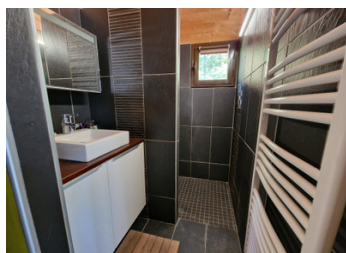


## INFORMATION

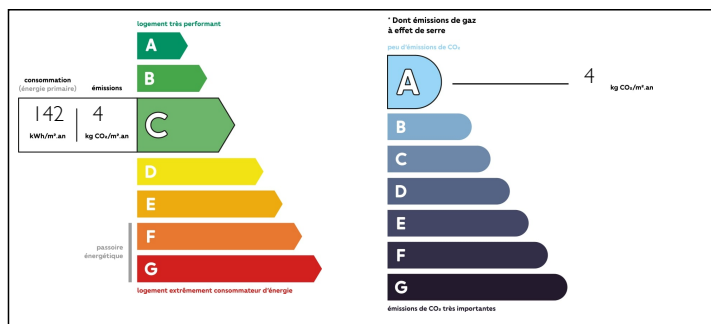
Town:	Trélissac
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	110 m2
Plot Size:	3000 m2

## IN BRIEF

Attractive contemporary house offering spacious accommodation comprising on the ground floor: entrance hall, open-plan fitted kitchen, dining room. 1/2 Level: Lounge area, mezzanine, wc. 1st Floor: Hallway with cupboard leading to: 1 bedroom with mezzanine, 1 master suite with dressing room and shower room, 1 bedroom with mezzanine, bathroom with wc. 2 lean-to buildings - a shed with laundry area - Underfloor central heating (heat pump) - Land - Swimming pool.

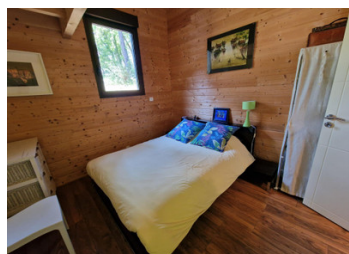


## ENERGY - DPE



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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

Near Périgueux in the commune of Trélissac. Ideally located in the countryside but close to all amenities, house of 110m<sup>2</sup> living space in perfect condition, Ground floor: fitted and equipped 25m<sup>2</sup> kitchen with dining room. Raised a few steps, a lounge of 25m<sup>2</sup>. Mezzanine upstairs.

Night area: 2 bedrooms with bathroom + master bedroom (dressing room, shower room) and separate wc.

Underfloor heating.

Double-glazed aluminium windows.

Septic tank.

4x3 swimming pool

CARPORT

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

## LOCAL TAXES

Taxe foncière: 2150 EUR

## NOTES