

Nice stone property, no close neighbors, surrounded by rolling countryside. Lovely views and swimming pool.

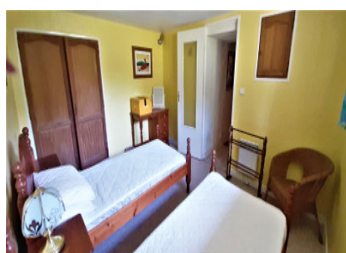
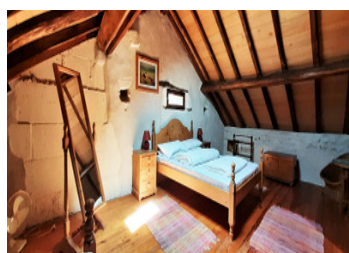


## INFORMATION

Town:	Lusignac
Department:	Dordogne
Bed:	5
Bath:	2
Floor:	143.5 m2
Plot Size:	3030 m2

## IN BRIEF

This nice property is situated at the end of an isolated lane, so is extremely calm with nice views. From the garden one goes up a few stone steps and enters into the kitchen. On this floor is also the living room that has a door leading out the covered wooden terrace that also has steps going down to the garden and the swimming pool. There is also a bedroom on this floor. Going down the wooden staircase there is a small hall plus a shower room with a toilet, and also a separate toilet, and 2 bedrooms, one bedroom has a door leading out to the garden. From the living room there is also a wooden stairs leading up to 2 other bedrooms and a bathroom with a toilet. Under the house there is a utility room, a small pig sty great for storing garden tools....



## 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: 1520 EUR

Taxe habitation: 1030 EUR

## NOTES

## DESCRIPTION

THE HOUSE IN GREATER DETAIL :-

First floor -

Kitchen - 22.05 m<sup>2</sup>

Living room - 31.50 m<sup>2</sup>

Bedroom 1 - 12 m<sup>2</sup>

Ground floor -

Hall - 5.50 m<sup>2</sup>

Bedroom 2 - 16.50 m<sup>2</sup>

Bedroom 3 - 12 m<sup>2</sup>

Shower room with wc - 4.05 m<sup>2</sup>

WC - 1.40 m<sup>2</sup>

Top floor -

Landing - 6.70 m<sup>2</sup>

Bedroom 4 - 14.65 m<sup>2</sup>

Bedroom 5 - 21.60 m<sup>2</sup>

Bathroom with wc - 5.30 m<sup>2</sup>

Outside -

Wooden terrace - 12 m<sup>2</sup>

Utility room - 7.65 m<sup>2</sup>

Barn - 32.30 m<sup>2</sup>

Cellar - 12.30 m<sup>2</sup>

Pig Sty - 9 m<sup>2</sup>.

Swimming pool - 8 x 4

Garden - 3030 m<sup>2</sup>.

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