

Lovely three-bedrooms house with enclosed garage, sw. pool, garden, shed and woodland in a quiet area.



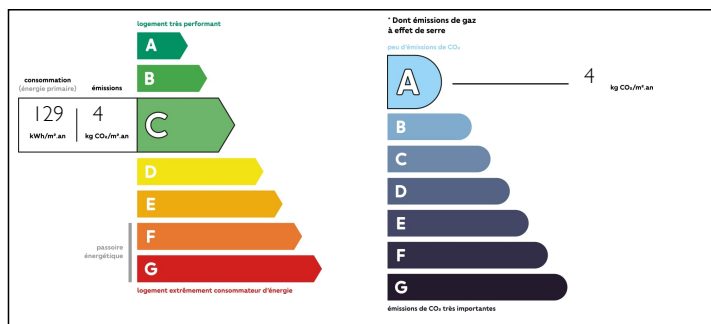
## INFORMATION

Town:	Sainte-Foy-de-Belvès
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	130 m2
Plot Size:	5632 m2

## IN BRIEF

Very attractive house located in a quiet area. Well looked after. . Nice plot of wood with oak trees, Carport, private track of about 80 meters long leading to the house is in very good condition. Just a few minutes from the lovely hilltop market town of Belvès which offers all amenities.

## 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: 1038 EUR**

## DESCRIPTION

This house built in 1997 offers many benefits. An entrance sheltered with a tiled terrace leads you in the inside lobby(10m<sup>2</sup>). At the ground floor, a living room(27,40m<sup>2</sup>) with woodburner, tiled floor, and access to the veranda(10m<sup>2</sup>), with view at the lovely garden and allowing to keep your plants all year long. A fitted kitchen(12,90m<sup>2</sup>) linked with the living room is very welcoming. The corridor besides the kitchen leads to the independant WC, a bedroom(12,35m<sup>2</sup>) with access for persons with reduced mobility, a bathroom(7,20m<sup>2</sup>) recently renovated comprises a bath and shower. An enclosed garage(30m<sup>2</sup>) with tiled floor, electric door completes nice benefits at the ground floor. Reversible air conditioning also. At the entrance, a wooden staircase leads you to the first floor with a very nice mezzanine(17m<sup>2</sup>), with air conditionning, an office(7,50m<sup>2</sup>), a bedroom(10m<sup>2</sup>), another bedroom(12m<sup>2</sup>) with air cond., a bathroom(6,50m<sup>2</sup>) with WC almost new. The outdoors on a land of 5636M<sup>2</sup>, are offering a lovely mature garden, a plot of wood, a carport, a storage room(20m<sup>2</sup>), as well as a in ground swimming pool(10x4m) built in 2012 with a security curtain. Sarlat is at only 30 kms, close to lovely touristic villages such as Castelnaud, Beynac or Domme part of the very nice Dordogne valley. Land tax : €1038.

## NOTES