

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

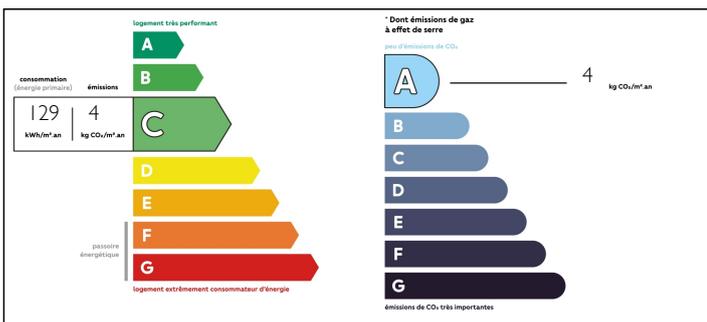


## IN BRIEF

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



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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

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 conditioning, 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.

## LOCAL TAXES

**Taxe foncière: 1038 EUR**

## NOTES