

For sale near Bergerac: Superb 140m2 house, private parking, car port and semi-buried swimming pool.



INFORMATION

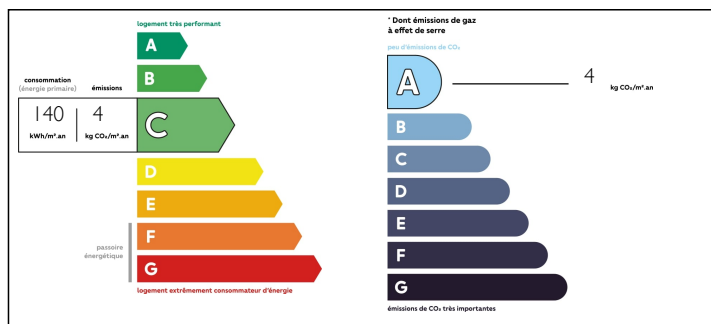
Town:	Saint-Nexans
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	138 m2
Plot Size:	1785 m2

IN BRIEF

Come and discover this superb 140m2 house with a 1785m2 enclosed and secure garden. The proximity to Bergerac and its shops and services, as well as the layout and comfort of this perfectly maintained house are the major assets of this property, which is just waiting to welcome new owners.



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.



DESCRIPTION

The entrance to the property is via an electric gate with video entry phone, and several vehicles can be parked in the private car park or under the car port.

The front door of the house opens into a small hallway that leads into the main room of the house, which has been converted into a dining room, very bright thanks to the various windows, and very spacious thanks to the high ceilings and exposed beams.

An outside terrace can be accessed via the bay window.

The kitchen is fully fitted and equipped, with a sliding bay window giving access to the covered terrace (ideal for summer lunches and dinners), and a sliding door leading to the cellar/laundry room (a service door connects to the car port, which is very practical for unloading groceries).

Off the dining room is a hallway with storage space, leading to two bedrooms with storage space, a bathroom with single washbasin unit and a separate WC.

Finally, there is a master suite with private shower room, walk-in shower, single washbasin unit and private WC.

Upstairs, a mezzanine has been converted into a small reading room, which could also be used as a study, sports room or guest bedroom, and gives access to a covered loggia.

The garden is fully enclosed and planted with trees, and also features a semi-underground chlorine pool. A robotised lawnmower is used to maintain the grounds.

The house was built in 2011 and is very well insulated, with double-glazed windows and mosquito nets. It...

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