

Family home ideal for a large family

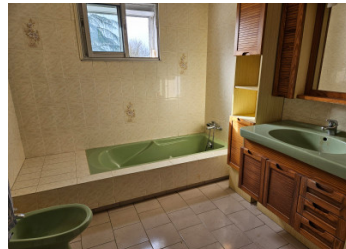


INFORMATION

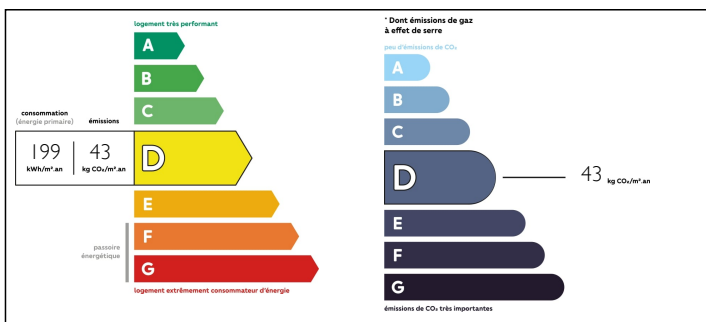
Town:	Saint-Astier
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	135 m ²
Plot Size:	1416 m ²

IN BRIEF

Proche centre ville de Saint-Astier, maison de type T5 sur sous-sol semi-enterré – 2 garages séparés. Terrain clos et arboré de 1416m². La maison se compose d'une entrée véranda, Cuisine équipée, Salon/Séjour, WC, salle de bain, 4 Chambres avec une 2ème partie attenante avec 4ème chambre, salle d'eau avec wc et ancienne cuisine(pouvant être facilement transformable en chambre. En sous-sol : Garage, Chaufferie, 2 Caves, Atelier. En extérieur : 2 Garages, Cabanons de jardin. Double vitrage – Partie volets solaires – Chauffage fuel et PAC R/R – Toiture refaite en 2000 – Puits avec raccordement sur la maison.



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: 1830 EUR

NOTES

DESCRIPTION

This house of type T5, located near the center of Saint-Astier, offers a comfortable and practical living environment. A detailed description of the characteristics of this property is as follows:

Interior:

A welcoming veranda entrance of 6.6m², offering a bright space upon arrival.

A kitchen of 15.9m², offering a functional space to prepare meals.

A spacious living/dining room of 38.2m², ideal for relaxing and entertaining guests.

A separate toilet of 1.8m² and a bathroom of 6.4m², offering practical amenities.

Four bedrooms:

Bedroom 1: 13.4m²

Bedroom 2: 14.5m², with an adjoining part including

Bedroom 3: 14.8m²

Bedroom 4: 13.1m²

A bathroom with toilet of 4.1m², offering additional space for daily needs.

Basement:

A 21m² garage, offering a secure parking space for one vehicle.

A 15.9m² boiler room, housing heating equipment.

Two cellars of 15.9m² and 16.5m², offering additional storage space.

A 16.1m² workshop, ideal for DIY or leisure projects.

Exterior:

Two separate garages of 12m² each, offering additional parking space or storage space.

Garden sheds, providing space to store gardening tools and outdoor equipment.

A closed and raised ground of 1416m², offering a pleasant and private setting to enjoy the outside.

Equipment and facilities:

Double glazing and solar shutters, offering effective thermal and sound insulation.