

A very pretty 3 bedroom Perigordine style house in a stunning hillside position with a large garden and pool

EXCLUSIVE



INFORMATION

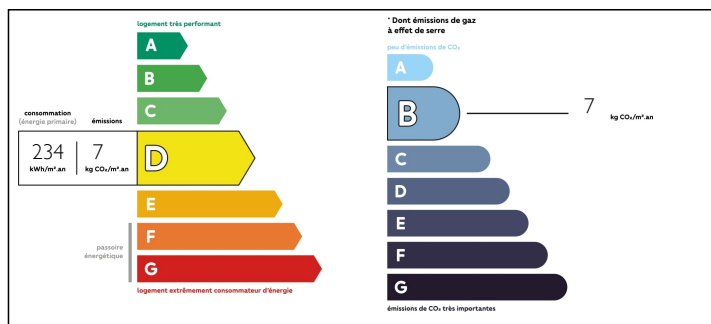
Town:	Villac
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	125 m2
Plot Size:	10162 m2

IN BRIEF

With stunning panoramic views this traditionally designed, 3 bedroom house is well placed on a hill side with a loosely scattered 4 dwelling hamlet beyond the ridge behind it, leaving an uninterrupted vista to literally fall away from its south facing terrace and pool. The house is neatly finished, well insulated, up to date and easy to maintain, at its core is a large wood burner in the sitting room, radiating out for cosy winters, and in the spring, the kitchen, sitting room and the master bedroom open onto a covered terrace and view letting light and colours flood the house. An absolute gem with two ground floor bedrooms ready to suit the retired, or as a family home in the country. Two plots non attached of woodland.



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

Ground floor

Kitchen full fitted with tiled floor and French doors onto the back terrace 11,5 m²

Sitting room/dining area with large wood burner, two sets of French doors onto the terrace and view 30 m²

1st bedroom with French doors onto the terrace and view 14 m²

Washroom tiled with shower and washbasin, plumbed for laundry and drier 6 m²

W/c 1,5 m²

2nd bedroom with west facing window 13 m²

First floor

Double bedroom with dormer window facing vista 19 m²

Washroom with washbasin w/c and shower 7,5 m²

Spare room used as storeroom (no window) 8,5 m²

Basement

Large garage area 70 m²

Pool pump room/storeroom with window and sink 14,5 m²

Gym/sports room 12,5 m²

Cellar 10 m²

Outside

Swimming pool heated 8 x 4 m

Small stone barn

Almost an acre 3750 m² of garden including a copse of oak trees

2 separate parcels of woodland

Amenities

Nearest supermarket 17 mins

Train station SNCF (Thenon) 27 minutes

Airport (Brive) 45 mins

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

LOCAL TAXES

Taxe foncière: **623 EUR**

NOTES