

Very nice lock up and leave house in a co-property with heated swimming pool and gardens.

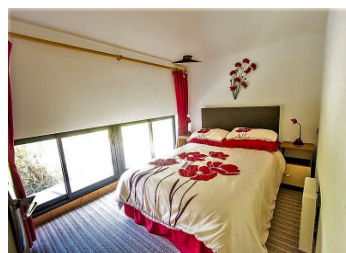


INFORMATION

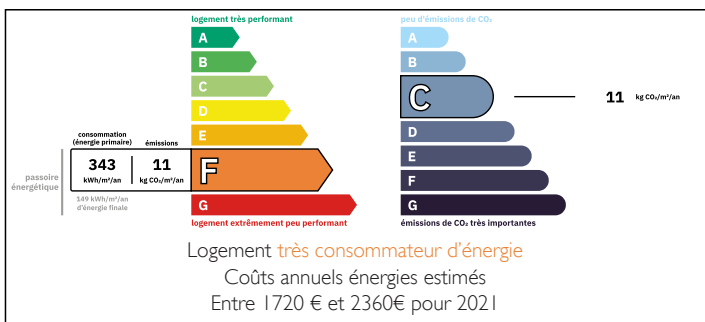
Town:	ST PAUL LIZONNE
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	65 m2
Plot Size:	1742 m2

IN BRIEF

The perfect lock up and leave house in a pretty village close to amenities, with 3 bedrooms and 2 shower rooms. Within a co-property with lovely gardens and a heated swimming pool.



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

In further detail:

One enters the house by the private terrace which leads into the open plan lounge/dining area, and kitchen area of 29.50m², just off the kitchen is a small room of 2m² with the hot water heater and storage shelves. Leading from the living area is a bedroom of 9.50m², a shower room of 4.50m² with wc. There is a wooden spiral staircase that takes you upstairs with a hall area of 9.35m² and 2 bedrooms. Bedroom 1 - 9m². Bedroom 2 - 9m². There is also a shower room of 3.50m² with wc. The house also has 2 terraces, 1 at the side of the house measuring 8.30m², and 1 covered terrace of 16m² to the back of the house overlooking the swimming pool and gardens. The heated swimming pool is at the back of the property and has a security fence all around it. The gardens are beautifully maintained as is the swimming pool. There is a restaurant in the village of St Paul Lizonne, and the village of St Séverin which is 3km away, where there is a small supermarket, a baker's, bars and restaurants as well as a bank, a post office and a pharmacie. The town of Ribérac is a 10 minute drive away, and has large supermarkets, and every friday morning there is a lively market. Aubeterre sur Dronne is also a short drive away and considered as one of the most beautiful villages in France,...

LOCAL TAXES

Taxe foncière: 700 EUR

Taxe habitation: 597 EUR

NOTES