LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A11778 Price: 205 500 EUR

agency fees to be paid by the seller

Beautiful light and airy 5 bedroom Perigordian house with lovely views, on the outskirts of a charming village















INFORMATION

Town:	Le Fleix
Department:	Dordogne
Bed:	5
Bath:	2
Floor:	185 m2
Plot Size:	4600 m2

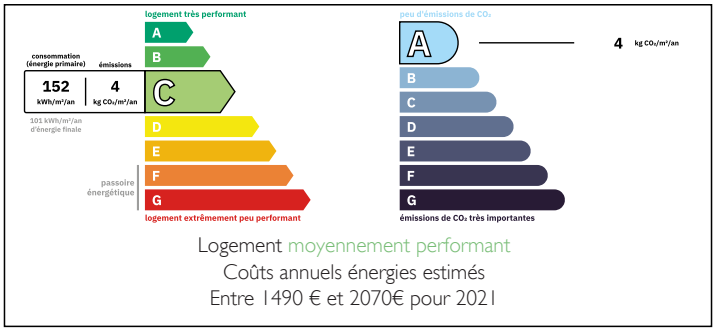
IN BRIEF

This charming 5 bedroom Perigordian style house has been very well maintained and has a conservatory, a beautiful garden, a good sized vegetable patch, large double garage and lovely garden.

It is ideally situated in a quiet location with beautiful views across neighbouring fields and only a stone's throw from the river.

It is within walking distance to the nearest town and all of its local amenities including pharmacy, doctors, butcher, tabac, schools and a short drive to the lovely old bastide town of Sainte-Foy la Grande which is located on the banks of the Dordogne river, and offers many water sports and a very popular, bustling open air weekly market.

ENERGY - DPE



Logement moyennement performant

Coûts annuels énergies estimés

Entre 1490 € et 2070€ pour 2021

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.

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LOCAL TAXES

Taxe foncière: **1074 EUR**

NOTES

DESCRIPTION

This beautiful 185 m2 family home was built in 1980 and has been very well looked after. It is located in a lovely, quiet area with stunning views on a no-through road with the Dordogne river and local town both within walking distance.

The ground floor consists of :

An open plan living room/dining room (31 m2) with tiled floor and a lovely wood burning Norwegian stove in the fireplace which diffuses heat around the rest of the house with two double windows and doors leading onto the surrounding terrace.

A kitchen (11,5 m2) with fitted units and tiled floor which leads directly into a lovely, bright, enclosed conservatory (18 m2) also with tiled flooring, which can be used as a dining room or extra living space, and opens out onto the garden.

Three light, airy bedrooms (10,5 m2, 10,5 m2 and 12,5 m2), 1 of which includes a fitted wardrobe, all with laminate, wooden flooring and double windows, 2 of which have beautiful views of the surroundings.

A laundry room (5,5 m2) which houses the gas central heating boiler and electric board with room for a washing machine, dryer and freezer, with double doors leading to the side terrace.

A large bath/shower room (7 m2) and separate WC.

The first floor(parquet flooring) consists of :

A large, tiled hallway.

Two large double bedrooms (16 m2 and 18 m2), one with fitted wardrobe, both with lovely wooden floors and double windows one of which has stunning views of the surrounding countryside.