

Charming village house with nice views too the south, and a lovely private back garden with above ground pool.



INFORMATION

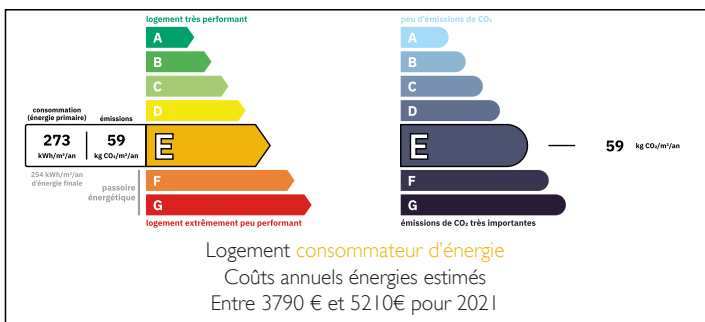
Town:	Bertric-Burée
Department:	Dordogne
Bed:	3
Bath:	3
Floor:	147 m2
Plot Size:	582 m2

IN BRIEF

This lovely village property is in an elevated position with uninterrupted southern views. It has three bedrooms, two shower rooms and a bathroom. Two of the bedrooms, one of the shower rooms and the bathroom are on the ground floor, while one bedroom with an en-suite shower room is located on the first floor. Upstairs from the entrance hall, there is a small living room overlooking the front garden and the views. A large central kitchen/dining room forms the heart of the house. From the kitchen, there is access to a large main living room with French doors that open onto a beautiful wooden terrace overlooking the lovely and very private rear garden, which has a pergola next to the above-ground swimming pool. Oil-fired central heating runs throughout the house and there are two wood-burning stoves set in...

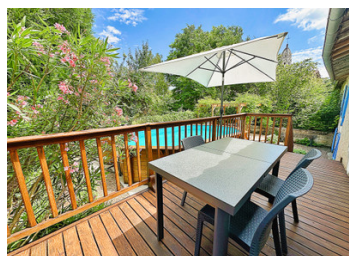


ENERGY - DPE



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 property in greater detail :

Downstairs -

Entrance hall - 7.98 m²

Bedroom 1 - 15.37 m²

Shower room - 7.50 m²

Bedroom 2 - 27.00 m²

En-suite bathroom - 3.32 m²

Utility and boiler room - 22.88 m².

Upstairs -

Kitchen / dining room - 28.48 m² (wood burning stove)

Living room 1 - 16.84 m²

Living room 2 - 24.21 m² (wood burning stove)

Bedroom - 12.99 m²

En-suite shower room - 3.75 m²

Outside to the back of the house a wooden terrace area of 11.18 m², the above ground swimming pool and gravelled terrace area, plus front garden laid to lawn. Private driveway.

Septic tank compliant.

Taxe foncière 880€

LOCAL TAXES

Taxe foncière: 1053 EUR

Taxe habitation: 733 EUR

NOTES

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