

Lovely 3 bedroomed property with swimming pool close to a village with amenities.

EXCLUSIVE



INFORMATION

Town:	Saint-Géraud-de-Corps
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	83 m2
Plot Size:	2415 m2

IN BRIEF

A property with a bit of everything , Lounge/diner, kitchen , utility room , terrace , veranda, 3 bedrooms , 2 shower rooms , a large heated swimming pool , a pond, 3 garages.



ENERGY - DPE

DPE not required.

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 entrance to the house is via a covered terrace leading to the hallway, to the left is the lounge/dining room, access to the utility room is from the dining room but also from the hallway. The kitchen has a built-in fridge and space for a dishwasher. A door from the kitchen leads to the conservatory and rear garden. To the right of the entrance hall are the three bedrooms, one of which has an en-suite shower room, and a separate bathroom

The outside area :

Heated swimming pool : 12x6 with deep end.

A small pond

A 3 car garage.

Gas central heating

Double glazing

Fosse septique.

Bergerac airport approx 35mins and Bordeaux approx 1hr.

LOCAL TAXES

Taxe foncière: 753 EUR

Taxe habitation: 544 EUR

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

NOTES