

Pretty maison "Périgourdine" with covered swimming pool, in a country setting yet 20 minutes from Périgueux



INFORMATION

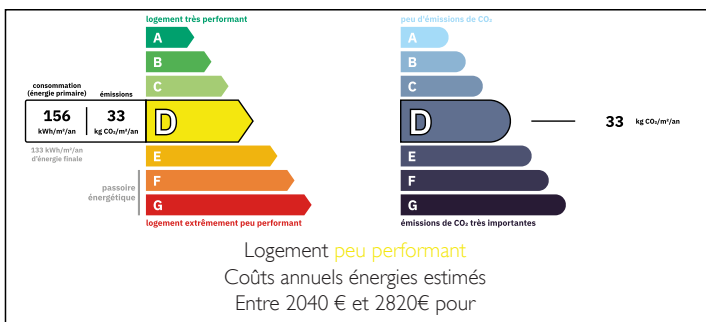
Town:	Cubjac
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	200 m2
Plot Size:	3661 m2

IN BRIEF

A charming property traditionally built yet up to date, with an open plan interior that is airy modern and easy to maintain with solar power, a covered swimming pool and pretty views across the valley.



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

large open plan living room/kitchen/dining room

1st bedroom

Bathroom with walk in shower, double washbasin and bath

W/c

First floor

Large landing

2nd bedroom

Washroom with shower and w/c

3rd bedroom

Office

Double glazing throughout

Total surface area 200 m²

LOCAL TAXES

Taxe foncière: 1072 EUR

Outside

Outbuilding with workshop and garage

Recent solar installation

Covered swimming pool 12 x 6 m

Wooden garden shed

Amenities

Local shops 5 minutes by car

Nearest supermarket 20 minutes by car

Nearest SNCF train station 15 minutes by car

Nearest airport (Bergerac) 1 h 10 minutes by car

NOTES

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