LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A34902LS24 Price: 95 000 EUR

agency fees included: 10 % TTC to be paid by the buyer (86 364 EUR without fees)

Lock up and leave 4 bedroom holiday home within a co-property with heated swimming pool. Fully Furnished

EXCLUSIVE















INFORMATION

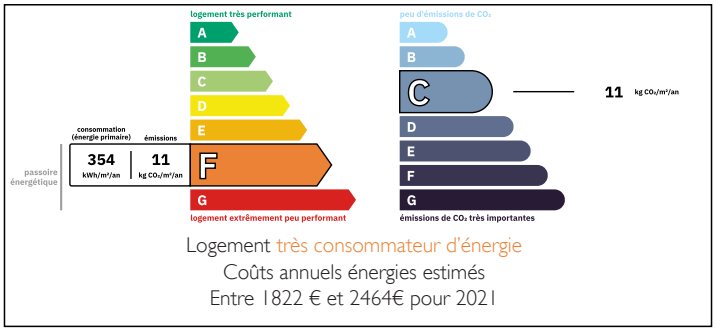
Town:	Saint-Paul-Lizonne
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	85 m2
Plot Size:	1742 m2

IN BRIEF

This house is in a lovely co-property of 8 properties (each with parking space) situated in a very pretty village in the Dordogne. Close to amenities, as well as places to visit for the whole family. Ideal for holidays. 4 good bedrooms with private outside space.

Close to beautiful Aubeterre sur Dronne, considered one of the most beautiful villages in France

ENERGY - DPE



Logement très consommateur d'énergie

Coûts annuels énergies estimés

Entre 1822 € et 2464€ 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 habitation:	**888 EUR**

NOTES

DESCRIPTION

You enter the property by the private terrace which leads into the open plan lounge/dining area, and fully fitted kitchen area of 35m².
Just off the kitchen is a small utility room of 2m² with the hot water heater and washing machine.
Leading from the living area is a small hall and 1 bedroom of 8.50m², a shower room of 4m² and a separate WC.
There is a solid wooden spiral staircase that takes you upstairs with a further 3 bedrooms-
Bedroom 1 - 11.50m² with built in wardrobe (this bedroom has a private balcony of 5.50m²)
Bedroom 2 - 8m² (with a storage room of 5.30m²).
Bedroom 3 - 11m² with built in wardrobe.
There is a large bathroom (8m²) with bath, WC and double sink unit .
The heated swimming pool is at the back of the property and has a safety 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.
The village of St Séverin is 3km away it has a small supermarket, a baker's, bars and restaurants as well as a bank, a post office and a pharmacy.
The town of Riberac 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, and offers many bars and restaurants, plus...