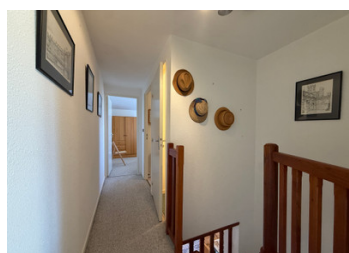
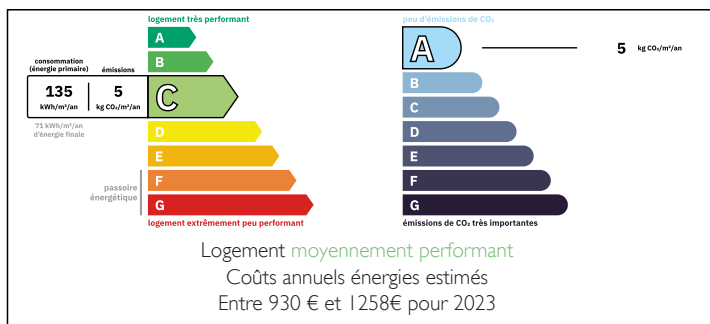


Lovely three bedroom house in a co-property with a private terraces, shared swimming pool and gardens.

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Bouteilles-Saint-Sébastien
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	72 m²
Plot Size:	11430 m²

IN BRIEF

The property in detail :

Downstairs -

Kitchen/dining /living room - 27.40 m²

Bedroom 1 - 10.10 m²

Upstairs -

Hallway - 3.05 m²

Bedroom 2 - 10.10 m²

WC - 1.20 m²

Shower room - 3.80 m²

Bedroom 3 - 12.40 m²

En-suite bathroom with wc & airing cupboard - 5.10 m²

Outside -

Private terrace 15 m²

Swimming pool 10m x 5m.

Gardens and parking area.

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.



LOCAL TAXES

Taxe foncière: 585 EUR

Taxe habitation: 452 EUR

NOTES

DESCRIPTION

Charming Lock-Up-and-Leave Holiday Home with Pool & Views

A delightful three-bedroom lock-up-and-leave holiday home enjoying an elevated position with lovely south-westerly views. The property features a private front terrace with sun awning, perfect for al fresco dining and relaxing.

The ground floor offers an open-plan living and dining area, fully fitted kitchen and a useful bedroom. Upstairs are two further bedrooms, a shower room and WC. The principal bedroom has an en-suite bathroom and Juliet balcony, while the second bedroom also benefits from a Juliet balcony overlooking the communal pool, gardens and countryside.

Outside, owners enjoy a shared swimming pool with security fencing, communal gardens, a petanque court and a lockable bicycle store. Private parking is also available.

Ideally situated a short drive from Saint-Séverin, with the market town of Ribérac and the picturesque village of Aubeterre-sur-Dronne both approximately 15 minutes away.

An ideal low-maintenance holiday home or rental investment in a peaceful and highly desirable location.

Bergerac airport is 75km.

Limoges airport is 109km.

Bordeaux airport is 129km.

Angoulême TGV train station is 45km

Co-owned building of 12 units

Provisional annual charges: 850€

Information about risks to which this property is exposed is available on the Géorisques website :