

**\*\*\*UNDER OFFER\*\*\*** 3-bedroom house with swimming pool and lovely garden. Walking distance from shops.



## INFORMATION

|             |                        |
|-------------|------------------------|
| Town:       | Saint Aulaye-Puymangou |
| Department: | Dordogne               |
| Bed:        | 3                      |
| Bath:       | 1                      |
| Floor:      | 150 m2                 |
| Plot Size:  | 1595 m2                |

## IN BRIEF

This pleasant family home is in very good structural condition, but nevertheless requires some refreshments, and works to bring it up to standard (electricity).

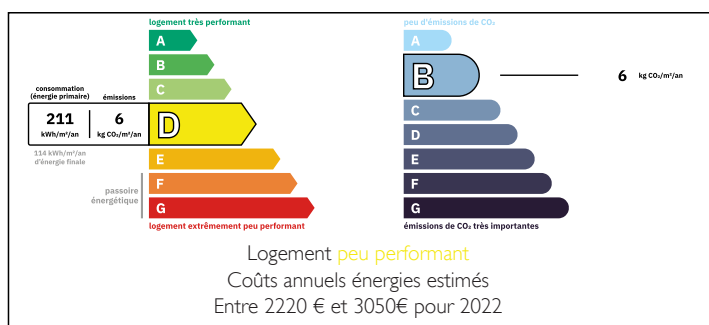
Situated in the village of Saint-Aulaye, with all shops, schools and amenities, as well as a cinema and a lovely riverside beach.

Just 10 minutes from Aubeterre-sur-Dronne, one of the most beautiful villages in France, and 20 minutes from the small town of Ribérac, famous for its large weekly market.

50 minutes from Périgueux and Angoulême, 1 hour from Bergerac and 1h15 from Bordeaux.



## ENERGY - DPE



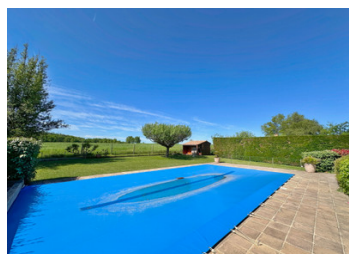
NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract 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

- Entrance hall (7.88 m2)
- Lounge / Dining room (41.2m2) with fireplace
- Kitchen (19m2)
- Bedroom 1 (14,5m2)
- Bedroom 2 (12,32)
- Bedroom 3 (11,5m2)
- WC
- Bathroom (9,24m2)
- Utility room (22.8m2), which could be converted into a master suite or second living room.



## BASEMENT

- Garage (32,6m2)
- Workshop/boiler room (28.4m2)
- Shed/summer kitchen (21,7m2)

## OUTSIDE

- 10 x 5 m saltwater swimming pool with new pump
- Shaded terrace (15m2)
- Garden shed
- Landscaped garden

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

## LOCAL TAXES

Taxe foncière: 1446 EUR

## NOTES