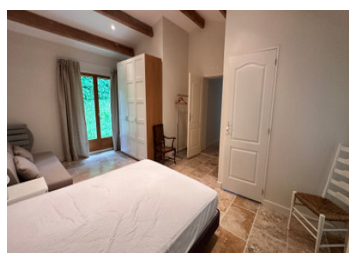


Detached 4 bedroom, 3 bathroom property in lovely countryside with excellent views in excellent condition.

EXCLUSIVE



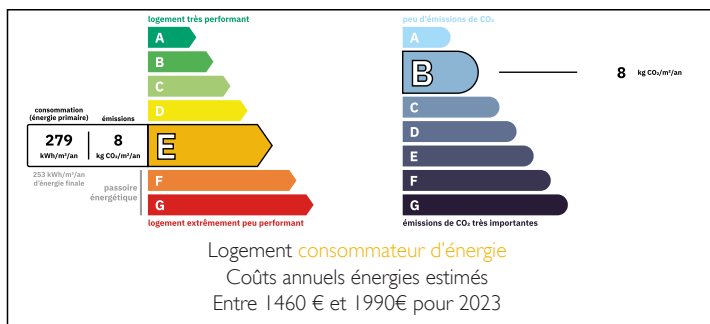
INFORMATION

Town:	Douchapt
Department:	Dordogne
Bed:	4
Bath:	3
Floor:	135 m2
Plot Size:	2390 m2

IN BRIEF

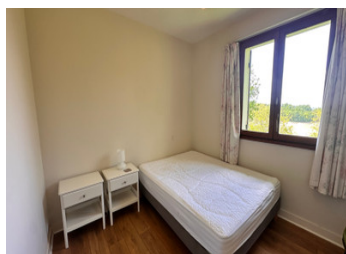
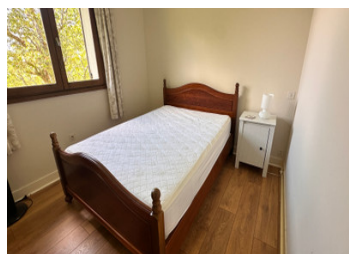
This detached property has lots to offer. 4 Bedrooms, 3 bathrooms with lovely kitchen and lounge with extensive views from the balcony, all on one level. Mature trees and undulating garden giving onto views across the Dronne Valley. Beautiful location yet not isolated with easy access to several very well serviced towns in the region. Currently, a very well-equipped holiday home, this property also lends itself to a beautiful family home. Just come and view to see the potential!

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.



LOCAL TAXES

Taxe foncière: 681 EUR

Taxe habitation: 435 EUR

NOTES

DESCRIPTION

The property is accessed down a quiet country lane with ample parking. The single storey property is entered via the very well-equipped kitchen dining room with archway into the lounge with dual aspect windows and french doors onto the balcony giving extensive uninterrupted views over the Dordogne countryside. Hallway leads to 4 double bedrooms. One double is ensuite, a family bathroom is opposite the other 2 doubles. The hallway leads to the master bedroom of approx 25M2 with its own ensuite and french doors leading to the garden.

The grounds surround the property and are laid to grass and trees. As the property has been used as a holiday home for over 30 years, there is ample opportunity to put your own mark on the garden and adding a pool if required.

Easy access to all amenities in the local area including Ribérac, Périgueux, St Astier and Tocane St Apre.

The countryside around this property is stunning. VIEWING HIGHLY RECOMMENDED.

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