

An immaculately presented 4 bedroom home in an idyllic location. Low maintenance & low energy.

EXCLUSIVE

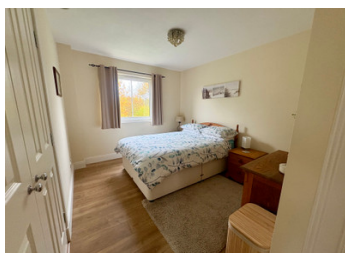


INFORMATION

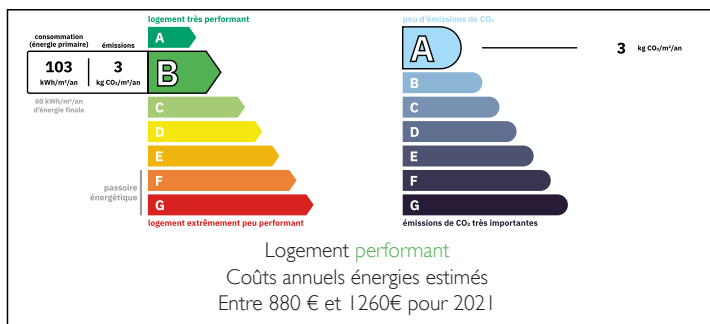
Town:	Saint-Saud-Lacoussière
Department:	Dordogne
Bed:	4
Bath:	3
Floor:	95 m2
Plot Size:	3034 m2

IN BRIEF

A stunning modern detached home in a prime position on the edge of the village, just a short five-minute stroll from the picturesque leisure lake of Saint Saud. A well designed practical property which offers a stylish and spacious interior, featuring a separate, modern kitchen, lounge with dining area, three well proportioned bedrooms plus an office and three beautifully appointed bathrooms. Presented in immaculate condition throughout, this is a home you can simply move straight into and start enjoying from day one. Outside, the generous garden provides an ideal space for outdoor entertaining or family relaxation, while the addition of a garage and carport offers excellent parking and storage options. A superb home in an enviable location.



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

Double gates open on to a large gravel driveway suitable for 3 - 4 cars. The property has two options for entering the house. A main front door coming into a porch which takes you into the lounge or a door to the side that brings you into a hallway/boot room.

This hallway gives access to a newly converted downstairs BEDROOM 3m x 4.6m (13.8m²) a back door into the garden and then into a UTILITY ROOM 1.9m x 2.6m (4.9m²). A downstairs SHOWER ROOM 1.1m x 2.6m (2.8m²) & WC also leads off the utility room. A door from the utility room takes you into the KITCHEN 3.8m x 2.8m (10.6m²). Fully fitted kitchen, gas hob and a tiled floor.

From the kitchen is light and airy hallway with stairs. From the hallway is the LOUNGE 5.8m x 4.7m (27.2m²). A new wood burning stove is a central feature to the room. Patio doors lead out onto a terrace and outdoor dining area. The Porch 1.5m x 1.5m and front door are off the lounge.

Carpeted stairs lead to the upstairs LANDING (8.1m²) with laminate flooring throughout the upstairs and under floor heating.

BEDROOM 1 2.8 x 3.3m (9.24m²) with ensuite
SHOWER ROOM 2.4m x 1.7m (4m²)
BEDROOM 2 3.3m x 2.4m (7.9m²)
BEDROOM 3/OFFICE 2.4m x 2.4m (5.7m²).
BATHROOM 2.1m x 1.9m (3.9m²)

GARAGE 5m x 5m (25m²)

CARPORT 7m long x 3m wide x 4m high.

GARDEN a total of 3034m². This is...

LOCAL TAXES

Taxe foncière: 1233 EUR

NOTES