

Beautiful property in the hills near Périgueux with swimming pool, unobstructed views and potential.



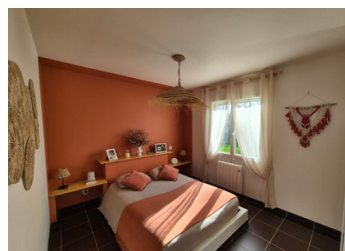
INFORMATION

Town:	Bassillac et Auberoche
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	101 m2
Plot Size:	1816 m2

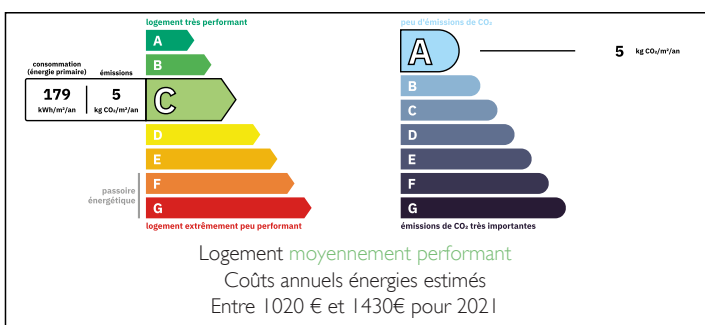


IN BRIEF

Come and discover this lovely, peaceful property near Périgueux with grounds and a swimming pool. This property offers the possibility of creating two holiday cottages for tourist accommodation.



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

Main house 101 m² + annexes 90 m².

- 1 large living room with open-plan kitchen featuring high-end appliances + wood-burning stove.
- 3 bedrooms.
- 1 beautiful bathroom with walk-in shower.
- 2 annexes that could potentially be converted into guest houses.
- 1 carport for 2 vehicles with electric charging point.
- 1 saltwater swimming pool with new liner.
- 1 summer kitchen area
- 1 beautiful enclosed garden with views
- 1 electric gate

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

LOCAL TAXES

Taxe habitation: 950 EUR

NOTES