

4-bedroom family home with Swimming Pool, enclosed Garden 1.65 acres incl woods. Peaceful setting - Dordogne



## INFORMATION

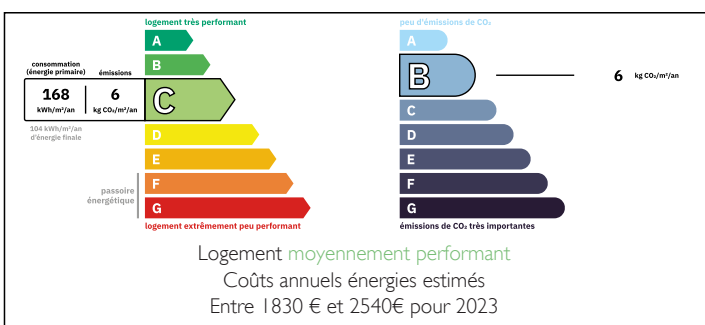
|             |                             |
|-------------|-----------------------------|
| Town:       | Saint-Romain-et-Saint-Clême |
| Department: | Dordogne                    |
| Bed:        | 4                           |
| Bath:       | 2                           |
| Floor:      | 157 m2                      |
| Plot Size:  | 6660 m2                     |

## IN BRIEF

This light and sunny south facing house, built in 2000, is situated in a peaceful countryside setting just 5km from a thriving market town which has all amenities including 3 supermarkets and a train station. St-Jean-de-Côle, one of France's prettiest villages is just a 5 minute drive and the touristic Brantôme, the Venice of the Périgord, is 21km.

There is a heated swimming pool 10m x 5m (constructed in 2020), jacuzzi, covered terrace, driveway with ample parking and a garage. Fully enclosed flat mature garden with woodland plot of 1.65 acres. The house has double glazing and electric heaters throughout, a super energy rating, wood burner in the living room. 2 bedrooms and bathroom on ground floor, perfect for single storey living. Light rooms. Septic tank system which conforms to current regulations. No...

## 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: 1080 EUR**

## NOTES

## DESCRIPTION

HOUSE 157m<sup>2</sup>

### GROUND FLOOR:

Entrance hall 16.2m<sup>2</sup> (4.38m x 3.7m) door to front porch and garden, integrated wardrobe, staircase to first floor, tiled flooring.

Living room 41m<sup>2</sup> (7.05m x 5.82m) dual aspect, 2 x double doors to front aspect, chimney with 9kw wood burner.

Kitchen 16.88m<sup>2</sup> (4.33m x 3.9m) range of fitted base units, gas hob, tiled flooring, window to rear aspect terrace.

Utility / Boot room 22.15m<sup>2</sup> (7.51m x 2.95m) sink, plumbing for washing machine, water heater and electricity meter, patio doors to front aspect, door to rear terrace.

Separate WC 1.83m<sup>2</sup> (2.09m x 0.88m) window to front aspect, ventilation system.

Hallway 2.31m<sup>2</sup> (0.89m x 2.6m)

Bathroom 5.95m<sup>2</sup> (2.59m x 2.3m) bath, shower, hand basin, window to side aspect, ventilation system.

Bedroom 1 - 11.68m<sup>2</sup> (3.53m x 3.31m) double doors to front garden, integrated wardrobe.

Bedroom 2 - 11.51m<sup>2</sup> (3.51m x 3.28m) window to rear aspect.

### FIRST FLOOR (Tower)

Landing 2.16m<sup>2</sup> (0.90m x 2.40m)

Bedroom 3 - 11.11m<sup>2</sup> (2.71m x 4.10m) front aspect.

Bedroom 4 - 9.97m<sup>2</sup> (4.12m x 2.42m) rear aspect.

Bathroom 4.30m<sup>2</sup> (1.39m x 3.1m) shower, WC and hand basin. Window to side aspect.

### EXTERIOR:

Swimming pool 10 x 5m, constructed in 2020, liner, salt water, heated, security cover. Travertine terrace around the pool and a wood pergola.

Jacuzzi

Fully enclosed flat garden of 1.65 acres with various fruit and nut trees.

Wooded plot

Garage 15m<sup>2</sup>