

SAINT LEON SUR L'ISLE - Single-storey house with 3 bedrooms and a swimming pool in a quiet location



INFORMATION

Town:	Saint-Léon-sur-l'Isle
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	81 m2
Plot Size:	1925 m2

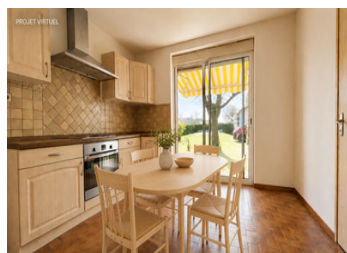
IN BRIEF

SAINT LEON SUR L-ISLE - Property comprising:

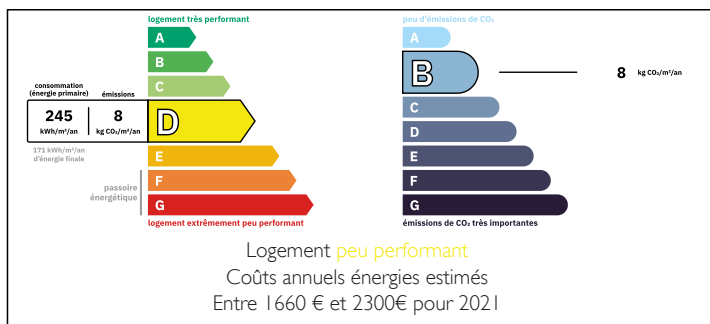
- A house featuring: 1 fitted kitchen opening onto a living/dining room, 1 toilet, 1 shower room, 3 bedrooms and 1 garage.
- A separate garage
- A swimming pool
- A building plot

The highlights of this house

- Quiet location
- Excellent potential for extending the house thanks to the adjoining 16 m² garage
- Mains drainage
- Kitchen with direct access to the garden
- Large 35 m² garage with loft
- Swimming pool
- House is habitable but requires some refurbishment
- Fully enclosed and wooded plot
- Truffle oaks

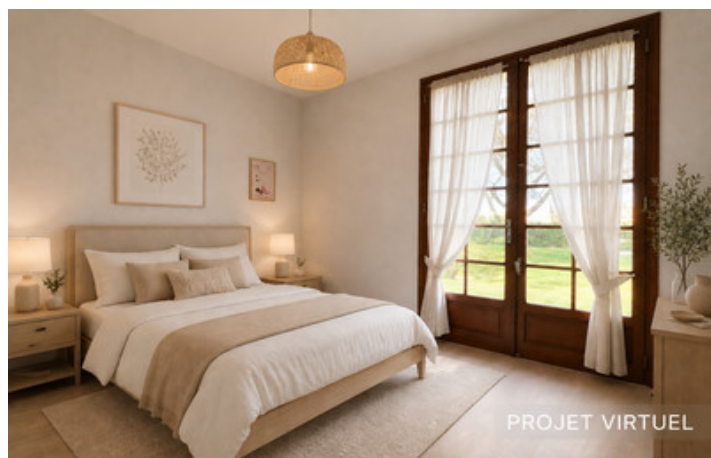


ENERGY - DPE



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

SAINT LEON SUR L'ISLE - Single-storey house with 3 bedrooms and a swimming pool in a quiet location:

- 4 mins from Neuvic station
- 6 mins from St Astier station
- 8 mins from the A89 motorway junction
- 1 hour from Bordeaux
- 20 mins from Marsac
- 30 mins from Périgueux

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

NOTES