LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A43972SUG24 Price: 560 000 EUR

agency fees to be paid by the seller

A pretty 5 bedroom house with a terrace, pool, meadow and a panoramic view! Price is negociable !















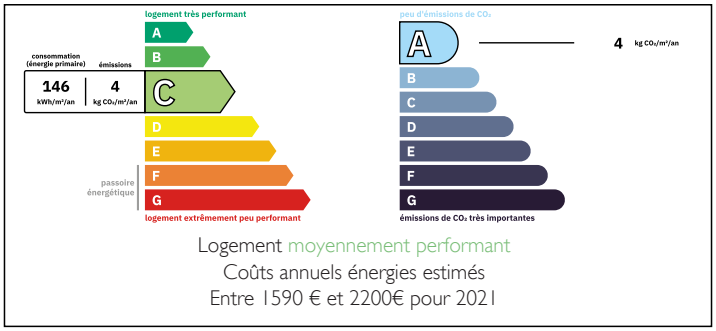
INFORMATION

Town:	Clermont-d'Excideuil
Department:	Dordogne
Bed:	5
Bath:	2
Floor:	182 m2
Plot Size:	9057 m2

IN BRIEF

A Cyprus lined drive leads to this pretty, traditionally designed house built in 2008 yet sits as if it has long been there in a commanding position overlooking the most spectacular view. Its large open plan kitchen/sitting/dining room is designed so that the view virtually enters the room to be enjoyed in comfort all year round. The property sits on its own land with enough land for a pony.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1590 € et 2200€ pour 2021

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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DESCRIPTION

Ground level (level with the on north side)
Large kitchen living area with French doors opening onto the terrace and view 56 m²
Utility/pantry 8 m²
Entrance hall 5 m²
W/c with washbasin 1,5 m²
Washroom with bath, shower and washbasin 5 m²
1st bedroom 13 m²
2nd bedroom 12 m²

1st floor
Landing 22,5 m²
3rd bedroom 16 m²
Washroom with double washbasin and large shower 10 m²
W:c with washbasin 4 m²
4th bedroom 15 m²
5th bedroom 14 m²

Lower ground level (level with the south side and pool area)
Large room 32 m²
Room (possible 6th bedroom) 11,5 m²
Cellar 8 m²
Large garage and workshop 64 m²

Outside
Swimming pool (salt) 5 x 10 m²
Land 9057 m²

Amenities by car
Local shops and super market 5 minutes
Nearest SNCF train station 16 minutes
Nearest airports (Brive) 60 minutes (Limoges) 1hr 15 minutes

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

NOTES

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