LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44719SGE24 Price: 369 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (349 000 EUR without fees)

Stylish and modern 5 bedroom house, with swimming pool & guest cottage .. Walking distance to village







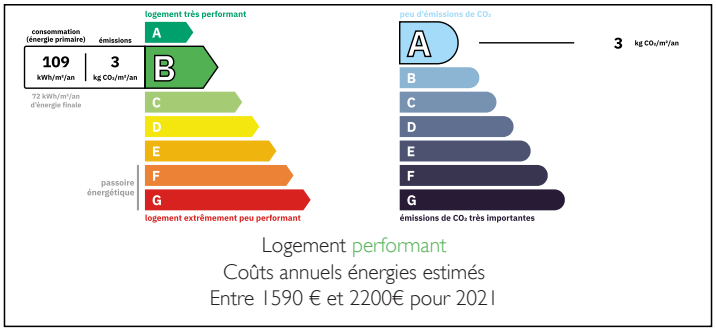








ENERGY - DPE



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

INFORMATION

Town:	Saint-Pardoux-la-Rivière
Department:	Dordogne
Bed:	5
Bath:	4
Floor:	160 m2
Plot Size:	3895 m2

IN BRIEF

This house is truly exceptional. Finished to a superb standard, it is a fine example of modern living at its best.

The 5 bedrooms are located on the ground floor, including two en-suite rooms, and two others that open through French doors onto a covered terrace.

Upstairs, there is a magnificent open-plan kitchen, dining, and living area, which also leads onto a first-floor covered terrace, offering outstanding views over the pool and the surrounding countryside.

Outside, there is a small cottage that could potentially be used as a one-bedroom gîte or studio. Around the pool, you'll find a barbecue area and terrace, as well as a vegetable garden, two garden sheds, and beautifully maintained grounds.

This property must be seen to be fully appreciated.

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.

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LOCAL TAXES

Taxe foncière: **2061 EUR**

NOTES

DESCRIPTION

You enter the property with two bedrooms to the right and a further two bedrooms to the left. There is a fifth bedroom on this floor which is currently used as a utility room with plumbing for washing machines but could be easily converted back into a bedroom.

You have a choice of 'master bedroom' with two having access to an ensuite bathroom. One of the bathrooms has two doors, to one side a bedroom and the other is the hallway. This is a useful addition because along with it being an ensuite bathroom, it can also be used communally, accessed from the hallway.

All bedrooms are double sized and two have access to a fantastic covered terrace overlooking the garden and swimming pool.

Upstairs you find one large room which is fantastic for entertaining. To the rear of this room is a lounge area with windows to two sides and a separate luxury bathroom with bathtub, sink, WC and bidet.

To the front of the room is where you find the modern fitted kitchen with all amenities – an amateur chefs dream! The kitchen and dining area are divided nicely with a large island, and there is ample space for a dining table and chairs in this part of the room.

On this floor there is a top of the range Jotul pellet burning stove with remote control, providing a fully programmable and an economic form of heating and access to a fantastic...