

A charming single-storey property with a swimming pool and river access, set on 4,410 m of enclosed grounds



INFORMATION

Town:	Quinsac
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	128 m2
Plot Size:	4410 m2

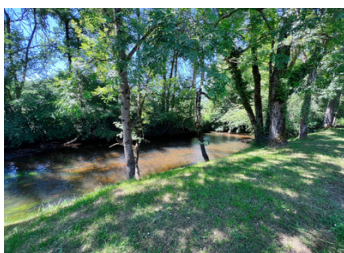
IN BRIEF

Set in lush green surroundings, discover this pleasant single-storey house built in 1992, offering approximately 128m² of living space on a fully enclosed and immaculately maintained plot.

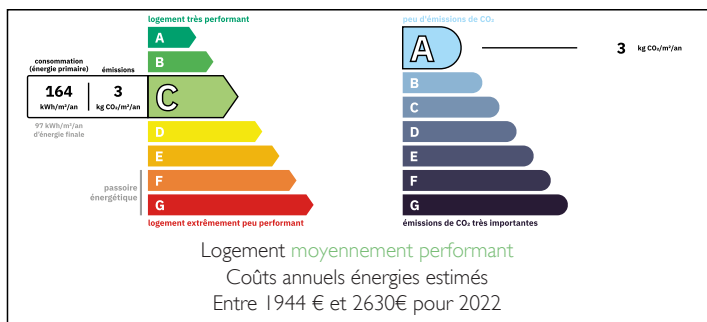
The house comprises 3 comfortable bedrooms, 1 utility room, 1 full bathroom, 1 separate toilet with washbasin, and a spacious, light-filled living area combining a lounge, dining room and open-plan kitchen in a warm and welcoming atmosphere.

Outside, everything has been designed with comfort and relaxation in mind, featuring large terraces surrounding the house, a double garage, a canopy converted into a summer kitchen with a toilet, a lovely 4x8m domed swimming pool, a small wooden chalet, and a small wooden structure at the far end of the garden that once served as a sheep shelter.

The garden, which is particularly well-maintained, offers a beautiful natural setting with the river running along the back...

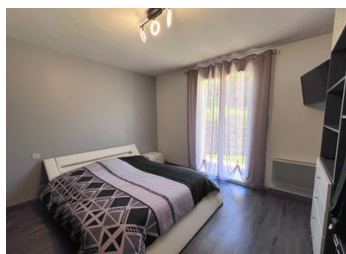
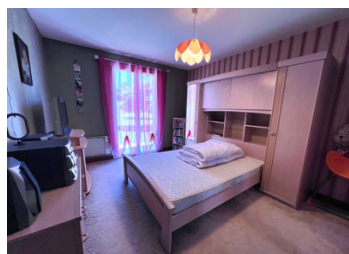


ENERGY - DPE



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

New electric heating and pellet stove.

New double glazing throughout the house; energy rating: C.

This well-built house has been perfectly maintained and upgraded over the years.

Layout:

1 entrance hall (4.5 m²)

1 living/dining room of 39.3m²

1 fitted kitchen opening onto the dining room of 14.3m²

2 bedrooms of 14m²

1 bedroom of 12.4m²

1 utility room of 11m²

Toilet of 2.3m²

Bathroom with bath, shower and bidet of 7.4m²

Ample outdoor storage space, including a double garage and a wooden chalet.

There is also a large canopy converted into a summer kitchen, complete with a sink, storage units and a toilet.

The liner of the in-ground swimming pool needs replacing; apart from that, the pool is in perfect condition and is covered by a dome.

The septic tank, which works perfectly, no longer meets current standards.

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

LOCAL TAXES

Taxe foncière: 1400 EUR

NOTES