

3-bedroom home with pool, terrace, enclosed garden and ground-floor bedroom & shower room in charming hamlet.

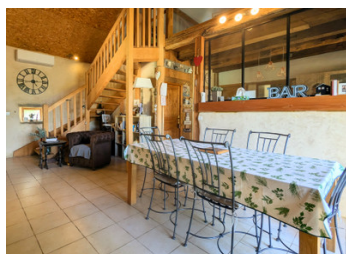


INFORMATION

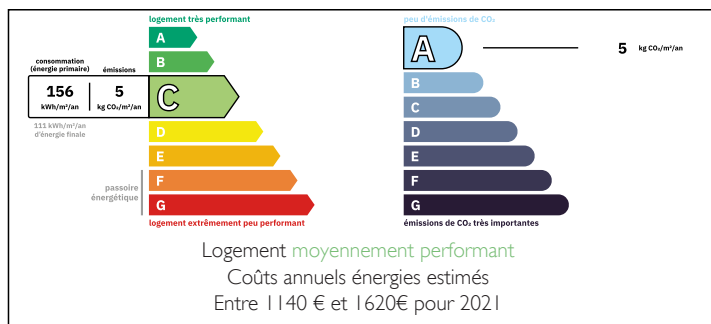
Town:	Saint-Priest-les-Fougères
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	100 m2
Plot Size:	1775 m2

IN BRIEF

This attractive three-bedroom home offers flexible, comfortable accommodation, including one bedroom and a shower room on the ground floor, allowing single level living if required. Two further bedrooms are upstairs, providing additional space for family or guests. The property benefits from a smart fitted kitchen, a dining room with a wood-burning stove, and a bright, welcoming lounge with glass doors opening directly onto the swimming pool terrace, creating an enjoyable connection between the indoor and outdoor living areas. The attractive terrace is ideal for relaxing or entertaining beside the pool, while the enclosed garden offers privacy and is manageable in size. Situated within a small hamlet with neighbouring properties nearby, the home enjoys a charming setting that combines a sense of community with privacy and comfort. Combining a versatile layout with appealing outdoor features, this property is well...

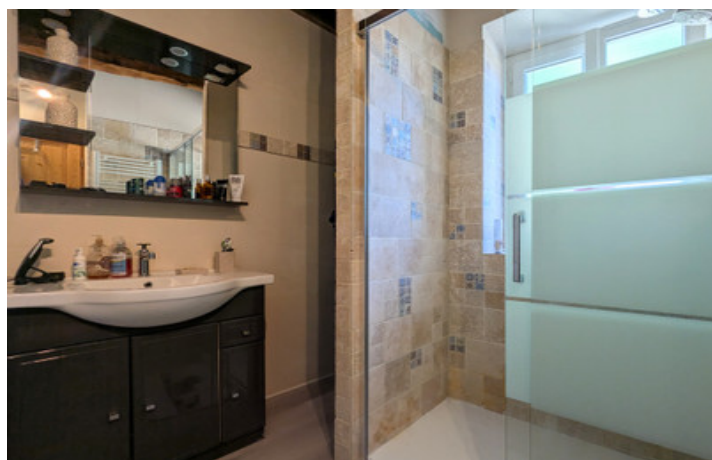


ENERGY - DPE



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: 711 EUR

NOTES

DESCRIPTION

This attractive three-bedroom home offers flexible, comfortable accommodation, including one bedroom and a shower room on the ground floor, allowing single level living if required. Two further bedrooms are upstairs, providing additional space for family or guests. The property benefits from a smart fitted kitchen, a dining room with a wood-burning stove, and a bright, welcoming lounge with glass doors opening directly onto the swimming pool terrace, creating an enjoyable connection between the indoor and outdoor living areas. The attractive terrace is ideal for relaxing or entertaining beside the pool, while the enclosed garden offers privacy and is manageable in size. Situated within a small hamlet with neighbouring properties nearby, the home enjoys a charming setting that combines a sense of community with privacy and comfort. Combining a versatile layout with appealing outdoor features, this property is well suited as a permanent residence, holiday home, or investment opportunity.

This property is double glazed throughout. Heating is via a woodburning stove and an air-to-air heat pump with a single indoor unit providing heating and cooling. Being also well insulated the property has achieved an energy classification of C. The swimming pool is heated and uses a chlorine treatment system. It comes with a safety cover to ensure legal compliance.

KITCHEN (9.3m²)

Through the glazed entrance porch, one arrives in the neat, modern kitchen. A glazed partition between the kitchen and dining room offers separation while maintaining natural light and an open feel.

PANTRY (3.3m²)

A door off the kitchen give...