LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45334DFA24 Price: 449 900 EUR

agency fees to be paid by the seller

MARSAC SUR L'ISLE - 24430 - Stunning modern house with a swimming pool and a separate flat







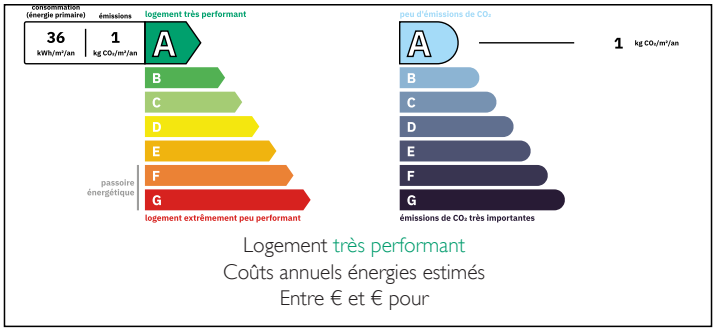








ENERGY - DPE



INFORMATION

Town:	Marsac-sur-l'Isle
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	209 m2
Plot Size:	1680 m2

IN BRIEF

MARSAC SUR L'ISLE - 24430 - Stunning modern house with swimming pool and separate flat

A two-storey house comprising:
- Ground floor: 1 fitted kitchen opening onto a living/dining room, 1 entrance hall with a dressing area, 1 toilet, 3 bedrooms (1 with a walk-in wardrobe), 1 shower room and 1 large terrace with a swimming pool.
- In the basement: 1 utility room, 1 bedroom with a walk-in wardrobe, 1 lounge, 1 shower room with a toilet and 2 garages.

The highlights of this house:
- Separate flat suitable for letting
- Fully fitted kitchen opening onto the lounge/dining room
- Home office area with fibre broadband
- Large terrace, part of which is covered, overlooking the swimming pool

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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NOTES

DESCRIPTION

MARSAC SUR L'ISLE - 24430 - Stunning modern house (2018) with swimming pool and separate flat
Two-storey house comprising:
- Ground floor: 1 fitted kitchen opening onto a living/dining room, 1 entrance hall with dressing area, 1 toilet, 3 bedrooms, 1 of which has a dressing room, 1 shower room and 1 large terrace with swimming pool.
- In the basement: 1 utility room, 1 bedroom with dressing room, 1 living room, 1 shower room with WC and 2 garages.

The highlights of this house:
- Separate flat suitable for letting. Ideal for holiday rentals
- Fully fitted kitchen opening onto the living/dining room
- Home office area with fibre broadband
- Large terrace, part of which is covered, overlooking the swimming pool
- 4x8 m heated infinity pool
- Underfloor heating
- Close to all amenities
- 2 large garages (46 and 55 m²) for car enthusiasts or storage
- Energy-efficient property (DPE A)
- Mains drainage
- Local bus service

Ideally located:
- 3 minutes from the Auchan shopping area
- 2 minutes from local shops
- 1 hour 15 minutes from Bordeaux
- 50 minutes from Brive
- Close to major motorways (A89)

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

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