

Single-story house at the end of a cul-de-sac with a large garden, pool, and outbuildings



INFORMATION

Town:	Bassillac et Auberoche
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	130 m2
Plot Size:	2348 m2



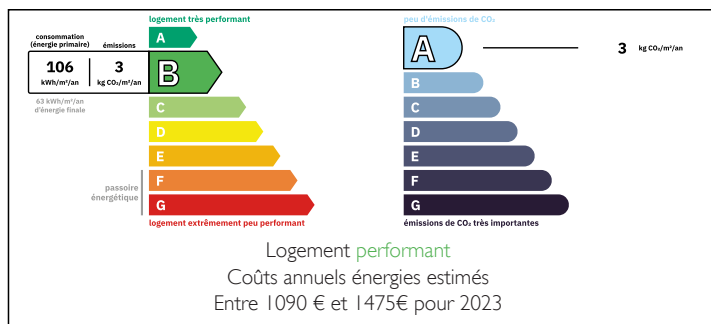
IN BRIEF

Located at the end of a cul-de-sac in a quiet, peaceful setting, discover this charming single-story home. It features a beautiful, bright living area with a living room, an open kitchen with a wood-burning stove, 2 bedrooms, an office that could be converted into a third bedroom, a bathroom with a shower, a separate toilet, and a pantry.

Outside, enjoy a large, wooded, and fenced-in lot with a pool and covered patio, perfect for entertaining. The property also features outbuildings, a workshop, a large garage with a section converted into a studio, and a double carport.

Comfort is guaranteed thanks to underfloor heating powered by a heat pump, reversible air conditioning, and solar panels installed in 2025. A fully equipped family home—don't miss out!

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

In a quiet location at the end of a cul-de-sac, discover this charming single-story home offering a peaceful, family-friendly living environment.

As soon as you enter, you'll be charmed by its beautiful, inviting living area, featuring a bright living room with an open kitchen and a wood-burning stove—perfect for sharing warm family moments. The home features two bedrooms, an office that can easily be converted into a third bedroom, a bathroom with a shower, a separate toilet, and a pantry.

Outside, enjoy a magnificent, fully fenced, tree-lined lot, featuring a beautiful pool and a large covered terrace, perfect for entertaining family and friends year-round.

In terms of outbuildings, this property offers numerous additional spaces: a workshop, a large garage (part of which has been converted into a studio), and a carport that can accommodate two vehicles.

For your comfort, the house is equipped with underfloor heating powered by a heat pump, reversible air conditioning, and solar panels installed in 2025, ensuring excellent energy efficiency and daily savings.

A rare find combining comfort, tranquility, and high-quality features—don't wait to explore it!

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

LOCAL TAXES

Taxe foncière: 1200 EUR

NOTES