

Stone house with spacious rooms, a pool, and a large plot of land



INFORMATION

Town:	Fouleix
Department:	Dordogne
Bed:	4
Bath:	3
Floor:	230 m2
Plot Size:	35590 m2

IN BRIEF

Beautiful house with old-world charm located in the heart of the countryside and just a few minutes from Bergerac and its airport.

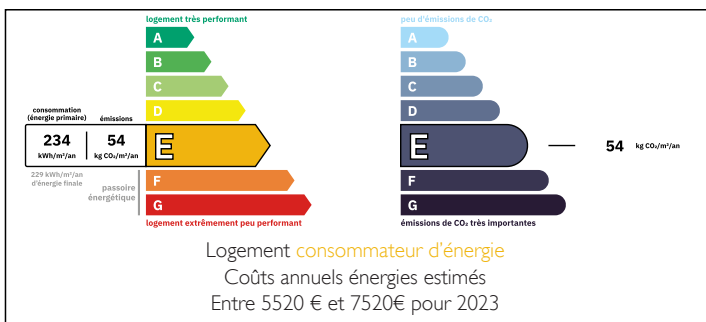
All amenities are just a 10-minute drive away.

This lovely property will charm you with its character, spaciousness, and tranquility. It features a large living room and a big dining room with a working fireplace, a separate kitchen, and a separate toilet.

Upstairs, you'll find a large landing and 4 bedrooms, three of which are en-suite. Several cellars and an open space (mezzanine) complete the house.

A lean-to and a barn provide significant storage space or even potential for extending the living area. The garden is landscaped and flowered, with a wooded area adjoining the meadow. A large, well-exposed swimming pool gives you the feeling of bathing in the heart of nature.

ENERGY - DPE



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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

Beautiful house with old-world charm located in the heart of the countryside and just a few minutes from Bergerac and its airport.

All amenities are within a 10-minute drive. This lovely building will charm you with its character, space, and tranquility.

Residential house consisting of:

Ground floor:

Living room (31m²), dining room (44m²) with wood stove, equipped kitchen (22m²), separate WC, and entrance hall (2m²)

First floor:

4 bedrooms (20m²-25m²-24m²-20m²), 3 of them en suite (shower or bathtub/sink/WC), landing (17m²)

Cellar 1 (11m²) - Cellar 2 (13m²) - Mezzanine used as room/gym (30m²)

Partial double glazing - wooden shutters need updating - septic tank - oil heating

Swimming pool (10x5) with deck

Attached barn (45m²) and shed (18m²)

Parking spaces - quiet - neighbors but no direct view - partially wooded land and meadow

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

NOTES