LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46405ISO24 Price: 199 900 EUR

agency fees included: 7 % TTC to be paid by the buyer (186 800 EUR without fees)

House with pool, garden and outbuilding in the highly sought-after village of Trémolat







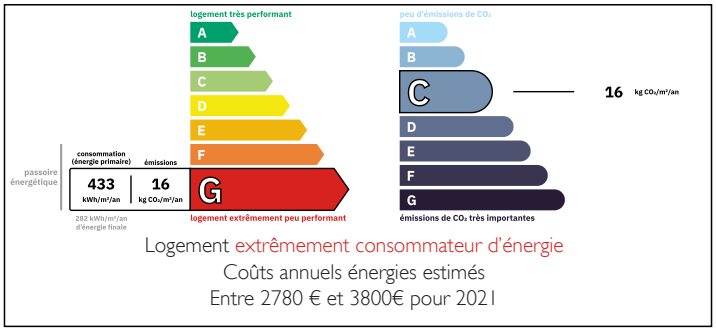








ENERGY - DPE



Logement extrêmement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2780 € et 3800€ pour 2021

INFORMATION

Town:	Trémolat
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	111 m2
Plot Size:	1191 m2

IN BRIEF

Imagine starting your mornings with coffee on the terrace, spending warm summer afternoons by the pool and ending the day with dinner under the stars after a stroll to one of Trémolat's cafés or restaurants.

Nestled in one of the Dordogne's most sought-after villages, this welcoming home offers the relaxed French lifestyle so many international buyers dream of.

Arranged over two independent levels, it features four bedrooms, two shower rooms, a private garden, an 8 × 4 m swimming pool, an outbuilding and high-speed fibre broadband, making it equally suited to holidays, extended stays or remote working. Whether you're searching for a charming lock-up-and-leave holiday home, a comfortable permanent residence or a property with holiday rental potential, this is a wonderful opportunity to enjoy the very best of life in the Périgord.

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

Ref: A46405ISO24 Price: 199 900 EUR

agency fees included: 7 % TTC to be paid by the buyer (186 800 EUR without fees)







LOCAL TAXES

Taxe foncière:	**929 EUR**

NOTES

DESCRIPTION

Set in the heart of the highly sought-after village of Trémolat, this welcoming home offers approximately 111 m² of living space arranged over two independent levels. Combining generous accommodation, a private garden, a swimming pool and versatile living areas, it is equally suited as a permanent residence, an easy lock-up-and-leave holiday home or a rental investment in one of the Dordogne's most desirable villages.

Just a short stroll from cafés, restaurants, the village shop, school and the banks of the Dordogne River, the property offers the relaxed French lifestyle that attracts buyers from around the world.

Room sizes are provided for guidance only and are not contractually binding.

MAIN FLOOR

The main level provides bright and comfortable living accommodation together with the first sleeping area.

* Entrance hall: 3.5 m²
* Hallway: 2.9 m²
* Bright sitting room of 17.1 m² with a fireplace and access to a balcony of approximately 4.6 m²
* Bedroom 1: 11.3 m²
* Principal bedroom: 14.4 m²
* Study/home office (or occasional bedroom): 9.4 m²
* Shower room: 3.2 m²
* Separate WC: 1.3 m²

The layout is practical and inviting, making it ideal for everyday living as well as welcoming family and friends.

GARDEN LEVEL

Connected by an internal staircase while also benefiting from its own independent entrance, the