LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46769OD24 Price: 530 000 EUR

agency fees to be paid by the seller

Large single-storey villa with 6 bedrooms, a garden and a swimming pool with a jacuzzi in the countryside

EXCLUSIVE







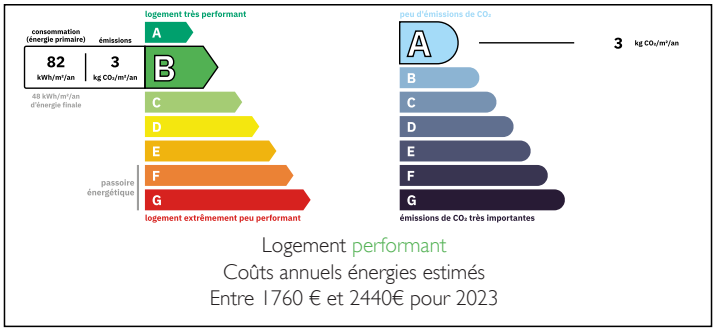








ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 1760 € et 2440€ pour 2023

INFORMATION

Town:	Sarliac-sur-l'Isle
Department:	Dordogne
Bed:	6
Bath:	2
Floor:	280 m2
Plot Size:	4400 m2

IN BRIEF

You're sure to fall in love with this magnificent timber-framed villa!

Nestled in peaceful, leafy surroundings, this property will appeal to nature lovers. Ideal as a main residence, a holiday home or for a holiday let.

Interior:

A beautiful, light-filled living area comprising a lounge, dining room and open-plan kitchen.
6 bedrooms, including a superb master suite with a walk-in wardrobe and en-suite shower room.
Spacious rooms offering comfort and a welcoming atmosphere.

Outdoor areas:

Large terrace overlooking the garden.
Saltwater-heated 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.

Double garage with workshop area.
Heat pump.
Wood pellet burning stove.
Electric heating.
Double glazing.

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46769OD24 Price: 530 000 EUR

agency fees to be paid by the seller







LOCAL TAXES

Taxe foncière: **1470 EUR**

NOTES

DESCRIPTION

You're sure to fall in love with this superb timber-framed villa, nestled in peaceful, leafy surroundings. A true haven of relaxation, it's equally suited as a main residence, a holiday home or for a holiday let.

Bathed in light thanks to its generous windows, this house offers magnificent open-plan spaces, including a spacious living area comprising a lounge, dining room and open-plan kitchen, all opening onto a large terrace.

The sleeping area comprises six bedrooms, including an elegant master suite with a walk-in wardrobe and en-suite shower room.

Outside, enjoy an exceptional setting with a salt-water heated swimming pool, a pool house with a jacuzzi and a magnificent tree-lined garden, fully landscaped by a renowned landscape architect. The fully fenced plot features an electric gate with a videophone.

A double garage with workshop space completes the property.

In terms of comfort, the villa is fitted with a heat pump, a wood or pellet-burning stove, supplementary electric heating, double glazing, electric blinds and a home automation system offering optimal living comfort.

A rare property, combining charm, modernity and high-end features, ideal for nature lovers seeking an exceptional home.

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