LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47212OD24 Price: 419 000 EUR

agency fees to be paid by the seller

A contemporary house near Périgueux in a quiet location, with a large plot, unobstructed views and a garage.

EXCLUSIVE







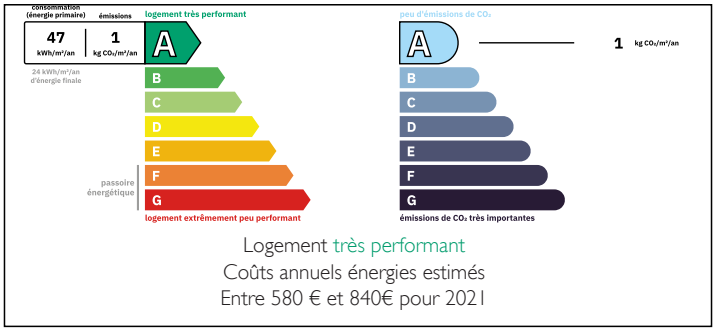








ENERGY - DPE



Logement très performant
Coûts annuels énergies estimés
Entre 580 € et 840€ pour 2021

INFORMATION

Town:	Champcevinel
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	147 m2
Plot Size:	1500 m2

IN BRIEF

Contemporary house (2018) – 4 bedrooms – 1,500 m² plot
In a quiet location, at the end of a cul-de-sac and close to local amenities, discover this beautiful contemporary house built in 2018. Bright and practical, it features a pleasant living-dining room with a fitted kitchen, opening onto a wooden terrace overlooking unobstructed, private surroundings.

Single-storey living is possible thanks to a master bedroom suite with a walk-in wardrobe and en-suite shower room, complemented by a separate toilet and a utility room. Upstairs: 3 bedrooms and a bathroom with a toilet.

Outside, enjoy a flat plot of 1,500 m², which is fenced, planted with trees and easy to maintain. Electric gate with videophone. Large garage with automatic door.

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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LOCAL TAXES

Taxe foncière: **1791 EUR**

NOTES

DESCRIPTION

Contemporary house built in 2018 in a quiet cul-de-sac – 1,500 m² plot
Discover this lovely modern house built in 2018, ideally situated in a quiet location at the end of a cul-de-sac, whilst remaining close to local amenities.

As soon as you step inside, you'll be charmed by the lovely natural light and spacious layout. The living area offers a welcoming space with a lounge opening onto a fitted kitchen, all with direct access to a large wooden terrace. The terrace enjoys unobstructed, leafy surroundings with no overlooking neighbours, making it ideal for making the most of sunny days.

The house has been designed to offer true comfort, with the option of living entirely on one level. The ground floor features a master bedroom with a walk-in wardrobe and en-suite shower room, a separate toilet and a utility room.

Upstairs, you'll find three lovely bedrooms and a bathroom with a toilet, providing plenty of space to comfortably accommodate family and guests.

Outside, you'll enjoy a flat plot of 1,500 m², fully fenced, landscaped with trees and particularly low-maintenance. Access to the property is secured by an electric gate with a videophone.

A large garage with an automatic door completes the property and offers ample parking and storage space.

In terms of comfort and energy efficiency, this house benefits from high-performance features:

Underfloor heating via an air-to-water heat pump
Thermodynamic water heater
Water softener
Compliant private sewage system
A modern, comfortable and energy-efficient house, offering a peaceful living environment whilst remaining close to local amenities.