LEGGETT IMMOBILIER INTERNATIONAL

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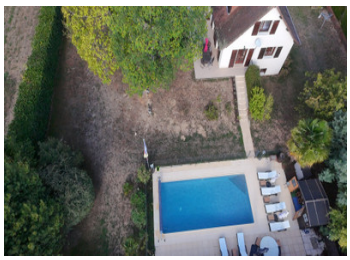
Ref: A47228SGE24 Price: 283 550 EUR

agency fees included: 7 % TTC to be paid by the buyer (265 000 EUR without fees)

4 Bedroomed nicely presented village property with large terrace, garage and swimming pool



INFORMATION

Town:	Saint-Saud-Lacoussière
Department:	Dordogne
Bed:	4
Bath:	3
Floor:	161 m2
Plot Size:	1753 m2

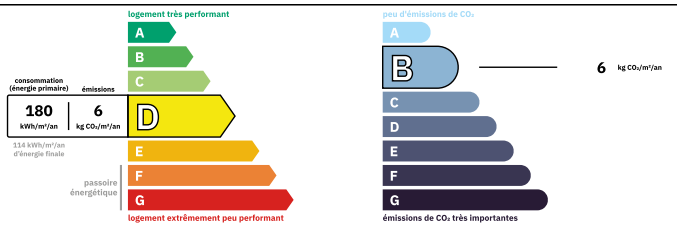
IN BRIEF

Spacious 4-bedroom house with swimming pool, sunny terrace and lovely countryside views, situated in a pleasant residential area of the village.

Built in the traditional 'sous-sol' style, the property offers flexible accommodation over three levels. The main floor comprises a spacious fitted kitchen, large L-shaped living/dining room with wood-burning stove, and a double bedroom with shower room and WC. Upstairs are two further bedrooms, a family bathroom and WC. The partially converted lower level provides a fourth bedroom, shower room and WC, plus an additional living area, large garage, workshop and storage/cellar space.

Outside, a sunny terrace wraps around two sides of the house and overlooks the enclosed garden and 9m x 4m saltwater swimming pool. The pool has a new liner installed in 2021, summer and winter covers, and a pool house with bar.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2070 € et 2840€ pour 2021

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:	**1994 EUR**

NOTES

DESCRIPTION

The property is situated on the edge of a pretty residential area of the village. This spacious home offers flexible accommodation, lovely countryside views from the terrace and a private swimming pool.

The property is built in the traditional 'sous-sol' style, with a large part of the basement level having been converted to provide additional living accommodation. There is also a garage and cellar under the main part of the house.

The main living space is situated on the raised ground floor. A sunny terrace wraps around two sides of the house, providing the perfect spot to relax and enjoy the elevated position and lovely views over the surrounding countryside.

The spacious fitted kitchen is bright and welcoming, with double doors opening directly onto the terrace, making al-fresco dining particularly easy. The large L-shaped living/dining room also has double doors onto the terrace and is centred around an attractive inset wood-burning stove. There is also a new air source heat pump, which provides heating to this room as well as air conditioning.

At the rear of the hallway is a good-sized double bedroom, with a stylish shower room and separate WC conveniently located next to it.

Upstairs are two further well-proportioned bedrooms, together with a family bathroom and separate WC. Useful additional storage space has also been created within the roof eaves. The main bedroom benefits from a ceiling fan.

The lower level provides even more versatile accommodation. This part of the basement has been partially converted to include...