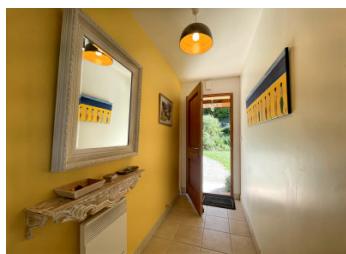


Single-storey 3-bedroom house with terrace, garage and valley views near Lalinde



INFORMATION

Town:	Badefols-sur-Dordogne
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	96 m ²
Plot Size:	1257 m ²



IN BRIEF

Situated in Badefols-sur-Dordogne, just a few minutes from Lalinde and Trémolat, this modern single-storey house was built in 2007 and offers approximately 96 m² of living space.

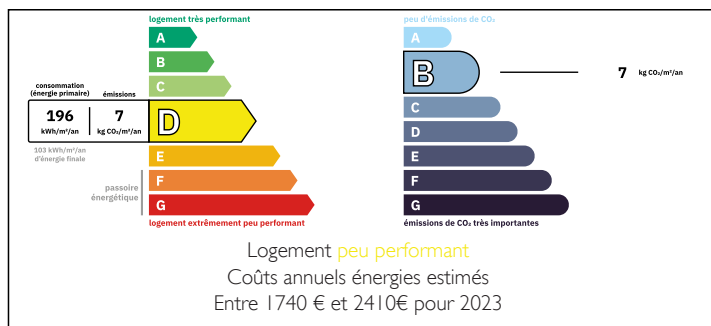


The accommodation includes an entrance hall, a spacious 46 m² open-plan living area with fitted kitchen, dining and sitting areas, three bedrooms, a shower room and a separate WC. The living room opens onto a terrace of approximately 23 m², providing an attractive outdoor space from which to enjoy the surrounding countryside and open views across the Dordogne valley. A basement provides a garage and useful storage space.



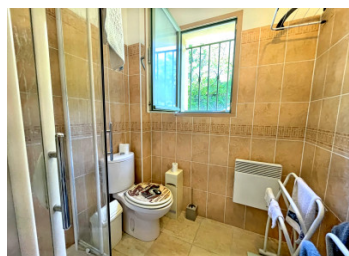
Set in approximately 1,257 m² of land, the property benefits from mains drainage, fibre optic internet and electric heating. Lalinde with its train station, shops and services is close by, while Bergerac and its international airport are approximately 35 minutes

ENERGY - DPE



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.



DESCRIPTION

A modern, practical and easy-to-live-in home, offering a peaceful environment while remaining close to the amenities of Lalinde and the main attractions of the Dordogne valley.

Situated in a quiet setting in Badefols-sur-Dordogne, this house, built in 2007, enjoys a convenient location just a few minutes from Lalinde and Trémolat, in the heart of the Dordogne valley.

Arranged entirely on one level, the property offers easy and comfortable living and would be equally suitable as a permanent home, holiday home or Dordogne base.

All measurements are approximate and provided for guidance only. They are not contractual.

LOCAL TAXES

Taxe foncière: 1081 EUR

Living areas:

The entrance leads directly into a spacious living area of approximately 46 m², incorporating the kitchen, dining area and sitting room.

The fitted kitchen is open-plan to the main living area, creating a bright and welcoming space suitable for everyday living as well as spending time with family and friends.

NOTES

Large windows and doors allow plenty of natural light into the room and provide access to a terrace of approximately 23 m². This makes a pleasant extension of the interior living space during the warmer months, with plenty of room for a dining table and outdoor seating, or simply to enjoy the views towards the village, the Château de Badefols-sur-Dordogne and the surrounding valley.

The property also benefits from a well-sized, manageable garden, offering an ideal balance between outdoor space and ease of maintenance. A second covered terrace provides a more private outdoor area where you can enjoy the garden