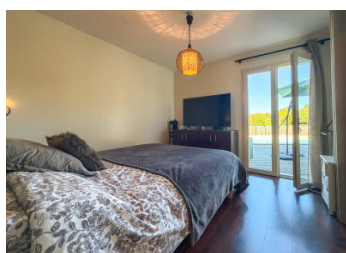
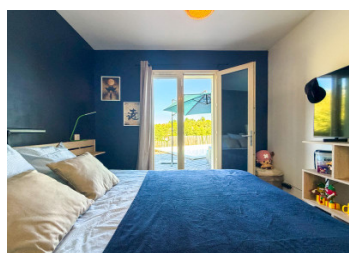
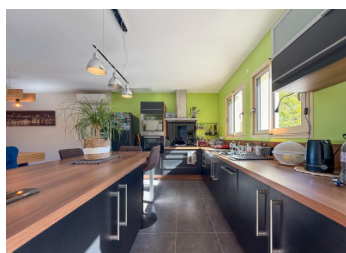
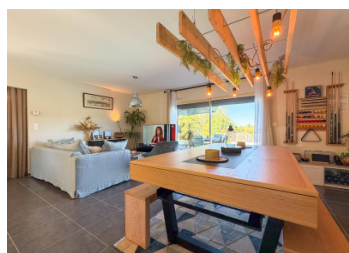
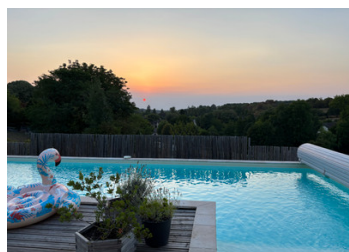


In the Périgord Noir, magnificent contemporary single-storey home with heated swimming pool, garden and EPC A

EXCLUSIVE



INFORMATION

Town:	Azerat
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	105 m ²
Plot Size:	2313 m ²

IN BRIEF

Périgord Noir, close to local amenities and less than 5 min from the motorway providing easy access to Bordeaux, Paris and Toulouse, this single-storey property, built in 2015, offers 105 m² of comfortable living space.

Situated in a pleasant residential area, the property benefits from a fully enclosed plot with a large, mostly level garden, a paved driveway and a wooden terrace, as well as a bespoke heated swimming pool equipped with an electric safety cover.

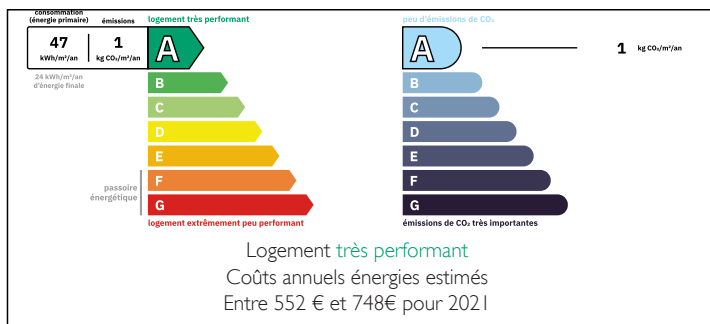
This house comprises 3 bedrooms, a study, a shower room with a walk-in shower, bathtub and single washbasin, as well as a living area incorporating the kitchen, lounge and dining room, with direct access to the terrace.

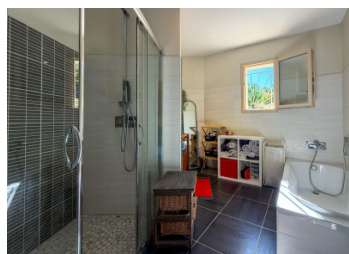
Some of the bedrooms benefit from their own

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.

ENERGY - DPE





LOCAL TAXES

Taxe foncière: **966 EUR**

NOTES

DESCRIPTION

PROPERTY FEATURES:

Single-storey detached house:

Built: 2014 / completed in 2015

Living area: approximately 105 m²

Outbuildings: approximately 25 m² (garage, utility room)

Fully enclosed plot

Large, mostly level section of garden

East-west facing

Open-plan living / dining / kitchen area: approximately 40 m²

Hallway: approximately 14 m²

Master bedroom: approximately 14 m² (including approximately 3 m² dressing area) – direct access to the terrace

Bedroom 2: approximately 11 m² – fitted storage cupboard measuring 1.40 × 0.60 m

Bedroom 3: approximately 11 m²

Study: approximately 7.5 m²

Shower room: approximately 6 m² (walk-in shower, bathtub, single washbasin)

WC: approximately 1.5 m²

Garage: approximately 20 m²

Utility room: approximately 7 m²

EQUIPMENT & COMFORT:

Underfloor heating powered by a heat pump, with integrated hot water cylinder

Reversible air conditioning in the living room

Double glazing

EPC rating: A

Electrical installation in very good condition

Mains drainage

Wooden outdoor terrace

Paved driveway

Bespoke heated swimming pool, chlorine-treated and equipped with an electric safety cover

Beige pool liner, approximately 5 years old

Roof treated against moss approximately 2 years ago