

Detached Villa on the outskirts of a hilltop village. Panoramic views over the beautiful Dordogne countryside



INFORMATION

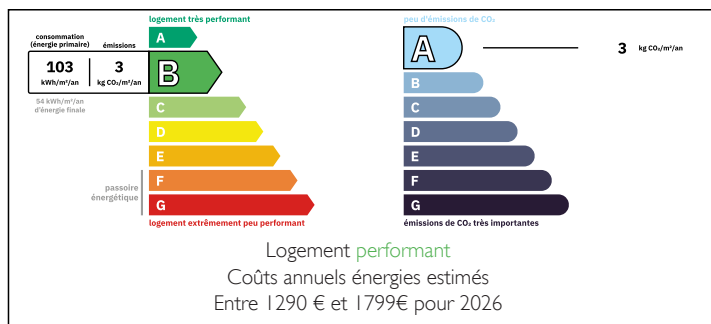
Town:	Saint-Victor
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	160 m2
Plot Size:	7800 m2

IN BRIEF

Private drive leads to this lovely villa. Set in well established and maintained grounds. 3 bedrooms, 2 shower rooms, 2 WC's and a laundry room. Main living area of 60M2 with fully fitted kitchen, dining area and lounge. Integral garage plus further detached garage. Surrounded by it's own grounds with 10 x 5 inground swimming pool. Large terrace with views over the gardens and parc. Stunning views beyond over the Dordogne countryside.



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

The property has a private drive with detached garage and parking for more cars. Entrance into the main living area of 60 M2 comprising lounge, dining room and fitted kitchen with access to laundry room, WC and integral garage. Hallway leads to 3 double bedrooms, 2 shower rooms and a separate office. Outside there is a 60M terrace overlooking the garden park and countryside with a 10 x 5 pool. The whole property is well planted with flowers mature shrubs and trees and surrounds the whole property giving total privacy. Situated on the edge of a very pretty and sought after village it maintains easy access to Ribérac and Périgueux. The property is heated by pompe à chaleur and the main living area has air conditioning.

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

NOTES