LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48139DFA24 Price: 359 000 EUR

agency fees to be paid by the seller

Contemporary house with panoramic views, 5 bedrooms, a swimming pool and 4,500 m of land















INFORMATION

Town:	Grignols
Department:	Dordogne
Bed:	5
Bath:	3
Floor:	210 m2
Plot Size:	4500 m2

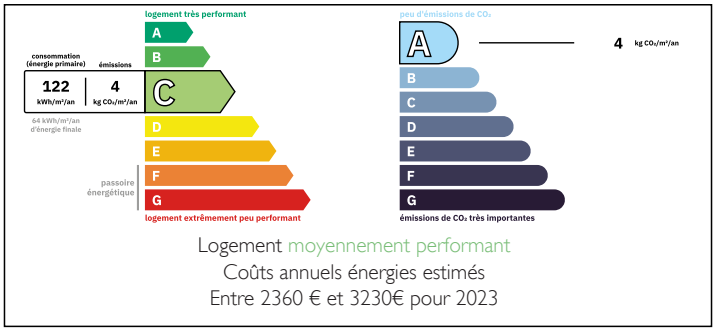
IN BRIEF

Contemporary house with panoramic views, 5 bedrooms, swimming pool and 4,500 m² of land

The house comprises: 1 entrance hall, 1 utility room, 1 fitted kitchen opening onto a living/dining room, 4 bedrooms, 1 master suite with 1 walk-in wardrobe and 1 bathroom, 1 bathroom, 1 WC, 1 gym with 1 shower room and WC, 1 double garage, 1 swimming pool and 1 storage room with 1 WC.

Discover this beautiful contemporary house built in 2012, offering spacious rooms, an exceptional panoramic view and a prime location. With its 5 bedrooms, spacious 65 m² living area, swimming pool and 4,500 m² plot – including 1,500 m² of buildable land – this property offers an ideal living environment for a family seeking space, comfort and tranquillity. Its 35 m² space, complete with a shower room and separate external access, also offers great potential for creating a studio, a home office or a space to entertain family and friends.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 2360 € et 3230€ pour 2023

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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NOTES

DESCRIPTION

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The highlights of this house:
- 65 m² living area with exceptional views
- 42 m² double garage
- Exceptional panoramic views
- 5 bedrooms, including 1 master suite with walk-in wardrobe and en-suite bathroom
- 35 m² room with shower room that could be converted into a studio with independent external access
- 4 x 9 m swimming pool with splendid views
- Underfloor heating
- Mains drainage
- Fibre-optic broadband
- Flue provided for the installation of a stove or fireplace
- 4,500 m² plot, of which 1,500 m² is fully buildable for future projects
- Built in 2012 – Energy Performance Certificate (DPE) rating C
- Double...