

Exclusive: three-bedroom home with pool, study and large terrace in Creysse, near Bergerac

EXCLUSIVE



INFORMATION

Town:	Creysse
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	130 m ²
Plot Size:	4059 m ²

IN BRIEF

In Creysse, near Bergerac in the Dordogne, this detached house has 3 bedrooms, a study, a 10 × 5 m pool and a mature garden on a 4,059 m² plot. DPE reference floor area: 133.66 m².

The main level includes a 26 m² sitting room, separate dining room, 15 m² kitchen, three bedrooms and a study. The main bedroom has an en-suite bathroom with bath and shower. There is also a separate shower room and a utility room.

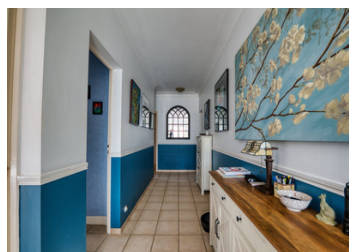
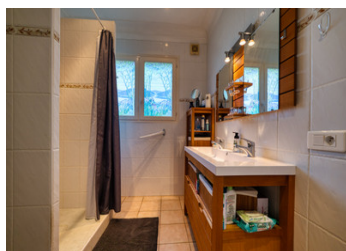
Around 70 m² of terrace, a 58 m² garage, a cellar of about 43 m² and loft storage. Air-to-water heat pump and solar hot water with electric backup.

By road: Lembras school 2.5 km, Creysse schools 4.4 km, Intermarché supermarket 6 km and Château de Tiregand 3.4 km.

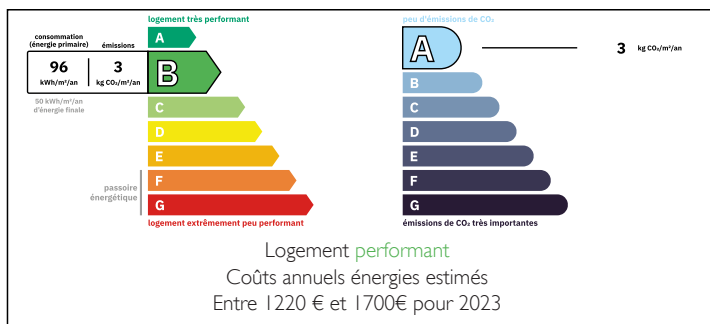
More photos and a virtual tour are available on

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





NOTES

DESCRIPTION

In Creysse, near Bergerac in the Dordogne, this detached three-bedroom house combines a study, a 10 × 5 m swimming pool and a mature garden on a 4,059 m² plot. The DPE reference floor area is 133.66 m². A generous terrace and substantial ancillary spaces provide room for everyday living, entertaining and holidays.

The principal accommodation is arranged on the main level above the ancillary spaces. A sitting room is complemented by a separate dining room and an independent fitted kitchen with storage and work surfaces. Doors onto the terrace connect the living spaces with the outdoors.

There are three bedrooms, including a main bedroom with an en-suite bathroom fitted with a bath and shower. A separate shower room and a utility room support practical family living.

The study provides a dedicated space for working from home or pursuing hobbies. It also contains the staircase leading to loft storage.

Outside, the terrace of around 70 m² has space for outdoor dining, seating and relaxation. The 10 × 5 m swimming pool is operational, with trees and landscaped areas surrounding the house.

A 58 m² garage and a cellar of around 43 m² provide space for parking, garden equipment, leisure interests or a workshop.

Heating is supplied by an air-to-water heat pump. Hot water is produced using a solar system with electric backup.

Principal room sizes

Living spaces: sitting room 25.7 m²; dining room 11.1 m²; kitchen 15.3 m².

Bedrooms and study: bedrooms of 12.4 m², 12.1 m²