LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48646CDE24 Price: 300 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (283 019 EUR without fees)

Spacious and Elegant Country House















INFORMATION

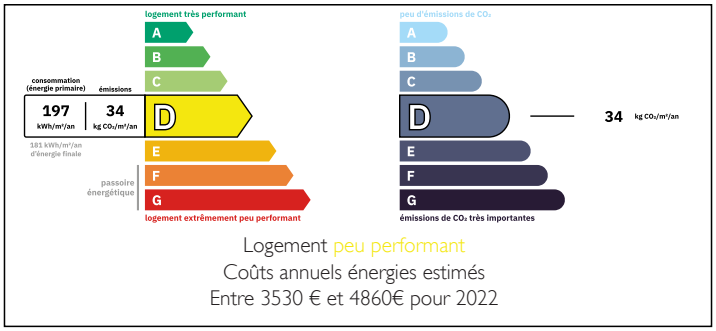
Town:	Saint-Vincent-de-Connezac
Department:	Dordogne
Bed:	4
Bath:	3
Floor:	200 m2
Plot Size:	3106 m2

IN BRIEF

Modern property set in a calm location with a large garden and garaging which can be adapted into dwellings. Spacious volumes, open plan, Large terracing offering shaded seating areas. Hot tub, above ground pool. Perfect family home.

Close to Riberac, a local market town, and La Jemaye, a beautiful nearby lake , ideal for walks, water activities and picnicking.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 3530 € et 4860€ pour 2022

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48646CDE24 Price: 300 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (283 019 EUR without fees)







LOCAL TAXES

Taxe foncière:	**1515 EUR**

NOTES

DESCRIPTION

A beautifully presented home offering generous living space and quality throughout. The impressive open-plan kitchen, dining and living area (62m2) features a very funtionel wood-burning stove, creating a superb focal point. The ground floor also offers two bedrooms, (10M=m2 and 13m2)a shower room (5m2) and a utility room (9M2) with an additional shower room and WC.

Upstairs, the stunning master suite boasts an en-suite bathroom, dressing room, private sitting area (61 m2) and its own terrace with spectacular countryside views. A further room, currently used as an office, (12m2) provides the option of a fourth bedroom.

Outside, a spacious terrace, hot tub and above-ground swimming pool create an ideal setting for relaxation and entertaining. The attractive 3,106 m² gardens lead to a substantial outbuilding with four garages, (140m2) offering exciting potential for conversion into a gîte, subject to planning permission.

A superb property combining comfort, space and further development potential, all set in an attractive countryside setting.

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