

Single-storey wooden house with 3 bedrooms, swimming pool and 3 acres of meadows, in the heart of the forest.

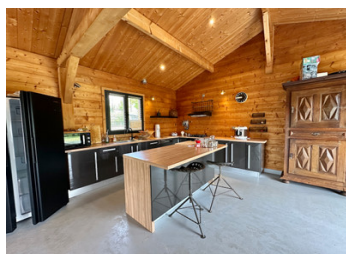


INFORMATION

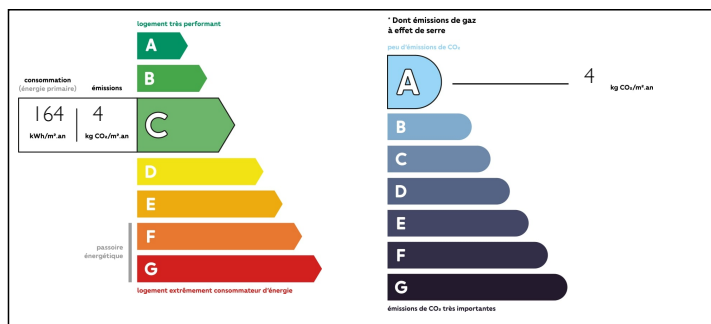
Town:	Saint Aulaye-Puymangou
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	137 m2
Plot Size:	13016 m2

IN BRIEF

This recently built house is set in the heart of the countryside, in one of France's largest forests, but only 5 minutes from Saint-Aulaye, a small village with all amenities. Located 15 minutes from Ribérac, a small town famous for its large weekly market, 50 minutes from Angoulême and Périgueux, 1 hour from Bergerac and 1h15 from Bordeaux.



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

- + Underfloor heating with pellet boiler
- + Good insulation
- + Double glazing
- + Septic tank installed in 2012

The house is composed as follows:

- Entrance of 5.2m²
- Large living room of 60m² with open plan, fully equipped kitchen
- Boiler room of 4m²
- WC with laundry area
- Office of 6.47m²
- 2 bedrooms of 9m² with built-in wardrobes
- 5.4 m² bathroom with walk-in shower and bathtub
- 12m² master suite with 3.20m² shower room and large built-in wardrobe

-25m² covered terrace separating the house from a separate 23.6m³ guest bedroom

- Semi-buried 8 x 4 m swimming pool (chlorine)
- Garden shed
- Meadow of 1.3 ha

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

LOCAL TAXES

Taxe foncière: **1364 EUR**

NOTES