# ATYPICAL AND COMFORTABLE HOUSE WITH 6 BEDROOMS

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
UK Freephone: 08700115151 Telephone: +33 553 608 488 E-mail: prestige@leggett.fr

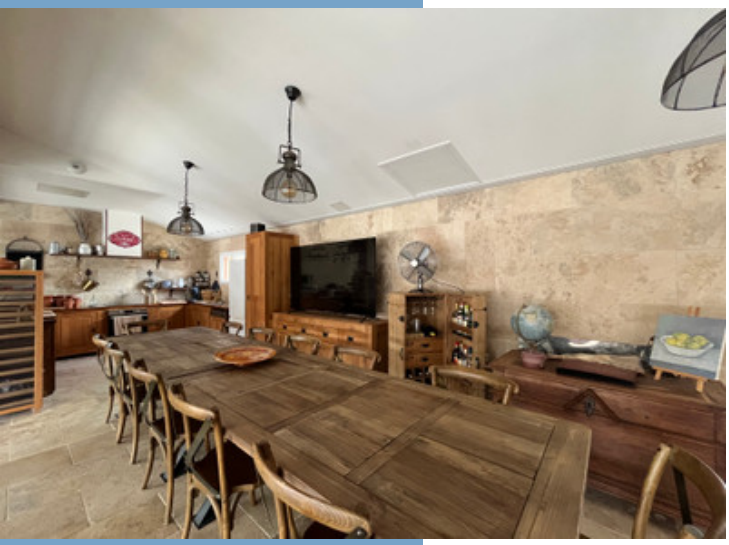
www.leggettprestige.com

ATYPICAL AND
COMFORTABLE HOUSE
WITH 6 BEDROOMS...

## PROPERTY FACT FILE

| | |
|---|---|
| REFERENCE | A39977CAH24 |
| PRICE | € 649,000<br>£ 0*<br>*agency fees included: 6 % TTC to be paid by the buyer (612 265 EUR hors honoraires) |
| BEDROOM | 6 |
| BATHROOM | 3 |
| ACCOMMODATION | 291 m² |
| LAND | 1241 m² |
| TOWN | Sigoulès-et-Flaugeac |
| DEPARTMENT | |
| LOCATION | |
| TYPE | |
| CONDITION | |
| FEATURES | Swimming Pool, Mains Drains, Private parking |

*Price based on current exchange rate which is subject to change



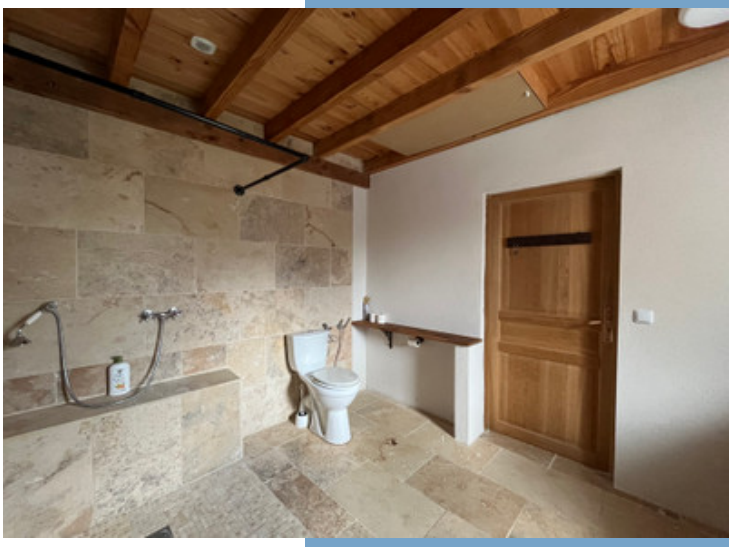
LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 0870011515l telephone: +33 553 608 488 E-mail: prestige@leggett.fr

- Construction less than 10 years old
- economical housing
- quality materials
-
-

ATYPICAL AND COMFORTABLE HOUSE WITH 6 BEDROOMS...

Ref : A39977CAH24

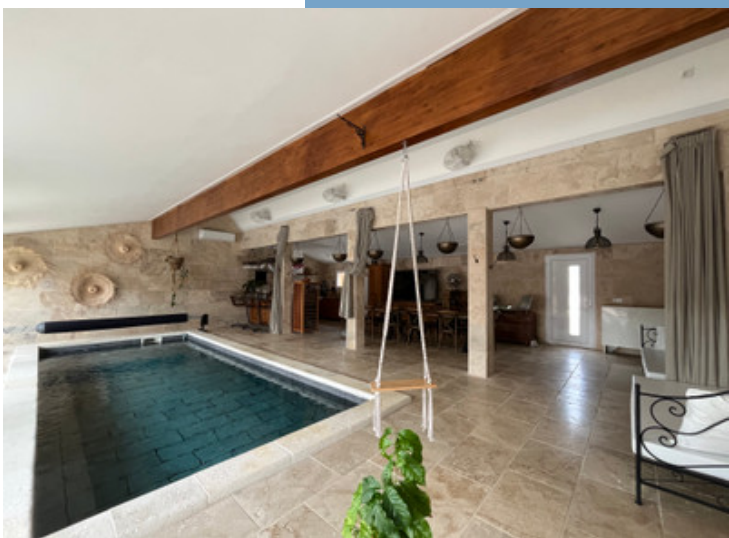
Located in a quiet Dordogne village with a supermarket and other small local shops, this spacious family home offers 291 m² of living space, combining modern comfort, generous spaces, and energy efficiency (DPE A rating). It has 6 bedrooms.



# DESCRIPTION

The ground floor comprises an entrance hall (12.65m²), a bright living room (33.8m²) with a pellet stove, a shower room (6.30m²), a laundry room, a bedroom (16.89m²), a master bedroom with its own shower room (24.60m² and 9.80m²), and a kitchen/dining room with a heated indoor pool (104m²).
Upstairs, a landing leads to a dressing room, four bedrooms (17.60m², 18.97m², 13.28m², and 9.30m²), a shower room, and a toilet.

The living room provides access to a covered terrace and an outdoor space for relaxing moments without overlooking the surroundings.
---
Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr
...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A39977CAH24
COMPLETE FILE AND PHOTO ON REQUEST

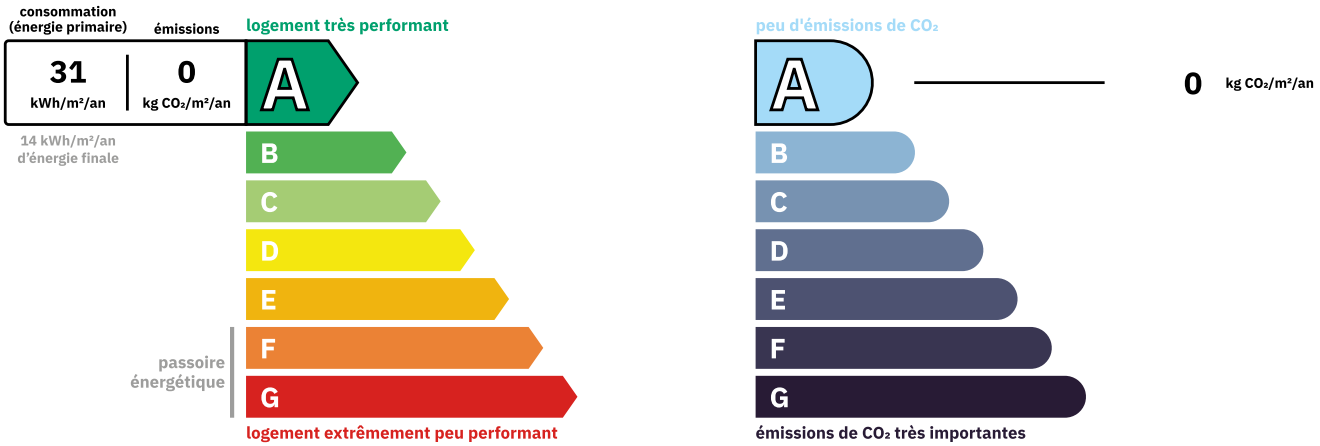
LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

ATYPICAL AND COMFORTABLE HOUSE WITH 6 BEDROOMS...

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

Ref : A39977CAH24

# ENERGIE-DPE




Property Very efficient
Estimated annual energy costs
between 530 € and 780€ for 2022

# NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

# CONTACT

Réf :A39977CAH24
FILE COMPLETE AND PHOTOS ON REQUEST

LEGGETT IMMOBILIER INTERNATIONAL
Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 0870011515l telephone: +33 553 608 488 E-mail: prestige@leggett.fr