

Beautiful house from 2016 A-rated, quiet and close to amenities

EXCLUSIVE



## INFORMATION

Town:	Baneuil
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	95 m <sup>2</sup>
Plot Size:	1700 m <sup>2</sup>

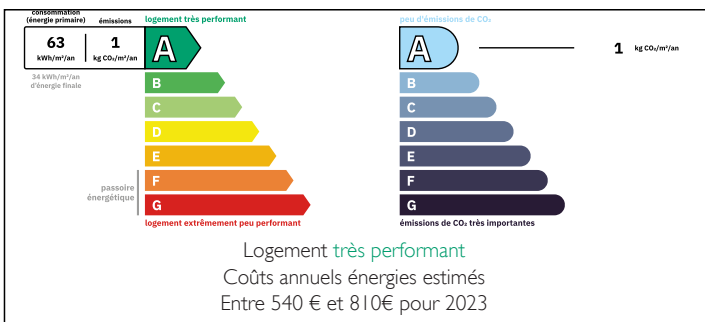


## IN BRIEF

This house built in 2016 consists of three bedrooms, a new and fully equipped kitchen, a beautiful living room with pellet stove and air conditioning, a new bathroom, a separate toilet, a laundry room, a garage and an attractive tiled terrace.

The house is really very economical and A-rated. The beautiful garden secluded from the neighbours allows you to park several cars. It can easily accommodate a swimming pool which is accessed from the terrace which has been fitted out in anticipation of this future addition. Lalinde 7 km and Bergerac 19 km.

## ENERGY - DPE



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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

Single storey house of 95m<sup>2</sup> which doesn't need any work - Construction 2016.

The house is really very economical and A-rated.

This beautiful house offers you three bedrooms of 11 m<sup>2</sup> each, a walk-in shower room (7m<sup>2</sup>). The high quality kitchen (8m<sup>2</sup>) is new and well equipped and opens onto a beautiful living / dining room (36m<sup>2</sup>) with its pellet stove. A separate toilet (1.5m<sup>2</sup>) and a laundry room (4m<sup>2</sup>) and a storage space (5.5m<sup>2</sup>) complete the living spaces.

A 15 m<sup>2</sup> garage for one car is accessible from the house and could be transformed into an additional bedroom if needed.

There is space outside to park 6 cars or to make a car port.

A large closed and tiled terrace is fully furnished and lit. Access via steps has been designed for a future swimming pool.

A garden shed (15m<sup>2</sup>) allows the storage of various materials.

For your comfort : shutters on the windows throughout the house, insulated roof, central heating via heat pump, reversible air conditioning, pellet stove, double glazing and individual sanitation up to standards.

In short, a beautiful turnkey house in a quiet area.

No work needed in this beautiful house at the top of energy performance and therefore inexpensive.

The house can be sold furnished and equipped. The internet is of very good quality and fibre is available.

Central and ideal position, 19 km from Bergerac and its airport and 7 km from Lalinde and all shops.

DPE: A

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## LOCAL TAXES

Taxe foncière: **746 EUR**

Taxe habitation: **EUR**

## NOTES