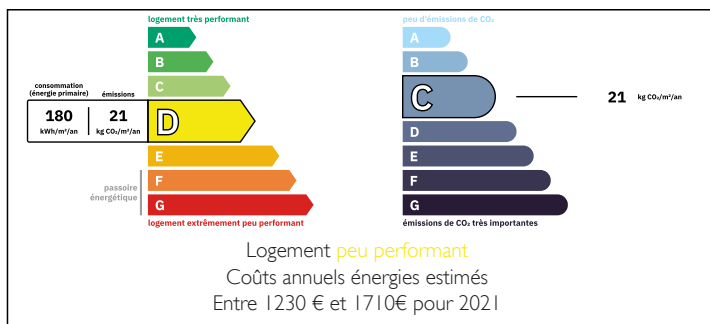


Light filled sous-sol home in elevated situation with mature trees and lovely views



ENERGY - DPE



INFORMATION

Town:	Port-Sainte-Foy-et-Ponchapt
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	109.35 m2
Plot Size:	4334 m2

IN BRIEF

Perfect for family living, this three bedroom home has a spacious open plan kitchen, dining area, and salon with woodburner.

There is a lovely triple aspect view with access to the terrace via patio doors.

The three bedrooms have fitted wardrobes; one has reversible air-con. The bathroom has a bath & separate shower, with WC and basin. There is also a separate WC.

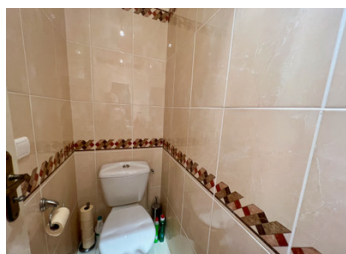
The house benefits from a large sous-sol where, subject to planning it would be possible to create more living space. Currently, there is a lockable garage accessed from the driveway, a locked storage area and lots of open space for storage. You can access from stairs in the house, or externally via the garage door.

The property is set in grounds of 1 acre with mature trees, shrubs and grass.

The bastide town of Sainte-Foy-La-Grande is 5

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.



LOCAL TAXES

Taxe foncière: 1033 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

THE HOUSE

Windows benefit from electric shutters and the integral garage has an electric roller door.

Heating is by town gas with radiators in all rooms, and a woodburner.

First floor

Family area with kitchen, dining and living spaces and woodburner - 56.07 m²

WC - 1.39 m²

Hall to bedrooms - L - shaped - 5.80 m²

Bed 1 (fitted wardrobe & ceiling fan; reversible air-con) - 14.82 m²

Bed 2 (fitted wardrobe & ceiling fan) - 13.58 m²

Bed 3 (fitted wardrobe & ceiling fan) - 12.38 m²

Bathroom (bath, shower, WC & basin) - 5.31 m²

Basement - 127 m²

with garage access from the drive; a lockable storage area; open plan storage. Possibility subject to planning to convert to additional living / recreational space.

OUTSIDE

The property is set in just over an acre of terrain with trees, shrubs and grass.

Spacious covered terrace - 28.89 m²

accessed by steps from the garden, or from the patio doors in the living area. Lovely views over the treetops.

THE AREA

The property is set close to the Dordogne river and is only 5 minutes by car from the bastide town of Sainte-Foy-La-Grande. Here you will find schools, doctors, all commerce, and cafes, bars and restaurants to enjoy. Plus an award winning weekly market.

There is a train station with easy access to Bordeaux and then onto Paris and beyond.

There are other charming bastide towns to enjoy within 30 minutes drive, offering weekly markets and summer events.

Bergerac with its lovely old town and its airport is