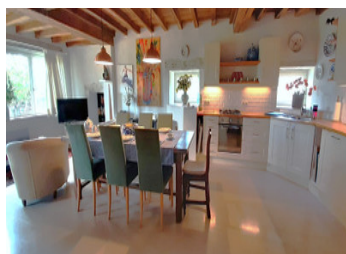


Architects house with a beautiful covered terrace, swimming pool and garden with views in a peaceful setting.



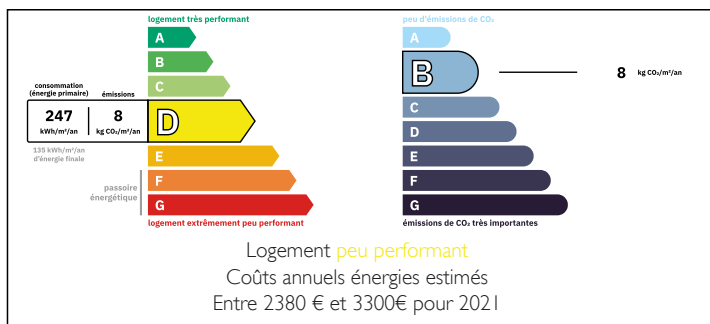
INFORMATION

Town:	Bertric-Burée
Department:	Dordogne
Bed:	5
Bath:	4
Floor:	182 m2
Plot Size:	3045 m2

IN BRIEF

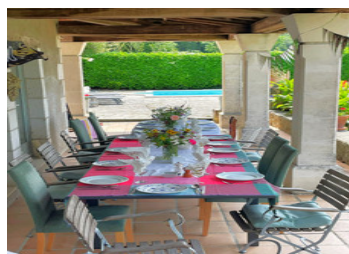
This beautiful bright and airy 5 bedroomed house was designed and built by an architect in 2000. To the back of the property is a long covered terrace that over looks the lovely Dordogne countryside, the perfect area for outside eating and entertaining. The pool is to the side of the house and is a very private. There is also a part of the garden to the other side of the house with a private driveway leading to the parking area of the house. One enters the house into the spacious living room that leads through to the kitchen/dining room. To the back of the kitchen is a utility room. There is also a downstairs bedroom and shower room with toilet. Upstairs there are 4 good sized bedrooms, 2 of which have their own bath/shower rooms and toilets,...

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.



LOCAL TAXES

Taxe foncière: **834 EUR**

Taxe habitation: **EUR**

NOTES

DESCRIPTION

The house in Greater details -:

Downstairs -

Kitchen / dining room - 38.25 m²

Utility room - 6.60 m²

Living room - 33.40 m²

Bedroom 1 - 12.05 m²

Shower room with toilet - 3.95 m²

Upstairs -

Hallway - 6.30 m²

Bedroom 2 - 20.45 m²

En-suite bath / shower room with toilet - 9.20 m²

Dressing room - 5.60 m²

Bedroom 3 - 11.90 m²

En-suite shower room with toilet - 2.45 m²

Bedroom 4 - 11.40 m²

Bathroom with toilet - 3.25 m²

Bedroom 5 - 10.65 m²

Linen cupboard 2.65 m².

Covered terrace - 37.05 m²

Garden 3045 m²

Swimming pool 8 x 4 (chlorine)

Taxe foncière 834€.

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