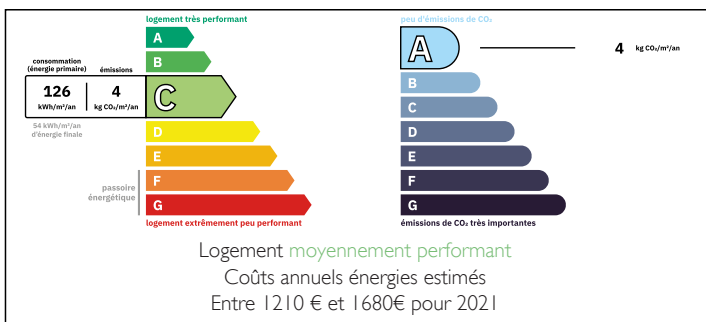


Large family house of 5 bedrooms with pool, tennis court, and wooden garden in a quiet environment



ENERGY - DPE



INFORMATION

Town:	Pinsac
Department:	Lot
Bed:	5
Bath:	3
Floor:	155 m2
Plot Size:	2935 m2

IN BRIEF

Great location for this lovely family home with 5 bedrooms, tennis court, swimming pool and pretty garden!

In a residential area of Pinsac, just 5 minutes from Souillac, this house was built in the 80s. You'll need to refresh it, but it's spacious and doesn't need major work: good roof, built on hourdi with a large basement that benefits from a garage and additional office/kitchen space, central heating on all floors by heat pump, mains drainage.

It's very comfortable for year-round residence, but would also offer great seasonal rental potential!

There are no neighbours, the house is well protected by trees, and the environment is very quiet. Just 5 minutes from the beaches of the Dordogne and Souillac, it's definitely worth a visit. See more details below

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: 1699 EUR
Taxe habitation: EUR

NOTES

DESCRIPTION

MORE DETAILS

SURFACES (approximate)

Basement

- Garage: 57 m2
- Study: 15.40 m2
- Secondary kitchen: 11 m2
- Cellar: 15.05 m2
- WC / water point: 2 m2

Level 1

- entrance hall
- Living room with fireplace and access to terrace and garden: 30 m2
- kitchen: 13.20 m2 with access to terrace
- hallway
- WC
- Bathroom (with cupboards): 7.65 m2
- Bedroom 1 (with closets): 9.60 m2
- Bedroom 2 (with closets): 13 m2

level 2

- corridor
- Bedroom 3: 17.30 m2
- Bedroom 4 (with closets): 10.10 m2
- Bedroom 5 (with closets): 11.50 m2
- Bathroom (with cupboards): 7.80 m2
- WC
- Attic (insulated) 12.00 m2

TECHNICAL SIDE

- Pool with resin paint, glass bead filter,
- Pool house with summer kitchen: 16 m2
- PAC central heating on all floors
- single / double glazing (double from 80s)
- Fireplace
- mains drainage and rainwater
- fiber optics
- Quick tennis courts in need of cleaning but in good condition
- swimming pool: ball filter 2019
- wooded grounds