

Hi spec architect designed house in peaceful setting with large garden, pool and far reaching views.



INFORMATION

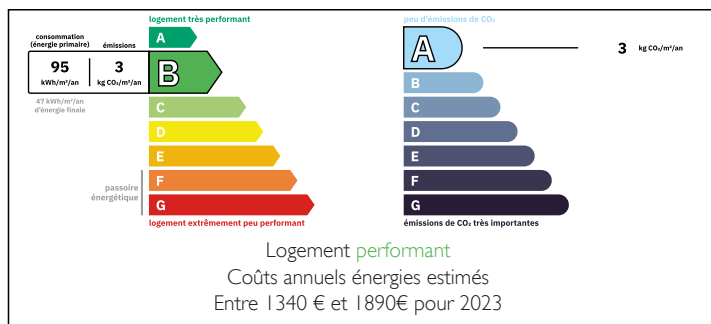
Town:	Cunèges
Department:	Dordogne
Bed:	3
Bath:	3
Floor:	203 m2
Plot Size:	7196 m2



IN BRIEF

Beautifully designed and enjoying an elevated countryside location this elegant and immaculately presented house offers comfortable living in a sought after area of the Dordogne. The property was built in 2013 and is conveniently situated only a few minutes drive from amenities and only 20 minutes from Bergerac and its airport.

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.



DESCRIPTION

The House (203 m²)

Arranged mainly on one level with a bedroom in the pigeonier, the house benefits from double glazing throughout and a mixture of underfloor heating, and split hot/cold units.

Entrance Hall (8.47 m²) with stairs to office area and bedroom in pigeonier

Guest Toilet (2.35 m²) with handbasin

Dining Room (20m²) open onto the kitchen and the sitting room.. huge glazed bi-folding doors opening onto the covered terrace.

Kitchen (24.74m²) with door to garden

Utility Room (4.38m²)

Sitting Room (31.20m²) with bi-folding doors to garden.

Corridor to bedrooms (6.62m²)

Bedroom 1 (23.45m²) with Dressing Room and Ensuite Bathroom (12.10m²) with bath, shower, wc, heated towel rail and hand basin

Bedroom 2 (16.01m²) with

Ensuite Shower room (7.58m²) shower, handbasin, wc, heated towel rail

First floor in the pigeonier

Landing/Office

Bedroom 3 (17.83m²) with

Ensuite (4.34m²) shower, handbasin, wc and heated towel rail

Outside

Gravelled drive leads to the house and the garage

Large garden with mature trees and fruit trees

Swimming Pool

Double garage with a shed and a workshop

LOCAL TAXES

Taxe foncière: 1576 EUR

Taxe habitation: EUR

NOTES

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