

Two bedrooms house and studio with pool, secluded in the heart of the woods, dominant position



## INFORMATION

|             |          |
|-------------|----------|
| Town:       | Daglan   |
| Department: | Dordogne |
| Bed:        | 3        |
| Bath:       | 2        |
| Floor:      | 100 m2   |
| Plot Size:  | 31206 m2 |

## IN BRIEF

Are you dreaming of a cozy, secluded home with no neighbors, compatible with horses... a little piece of paradise all your own? Then this property is for you!

Located at the end of a small track, at the top of a hill, surrounded by woods, this contemporary house is in an idyllic setting for those who love nature, peace and quietness.

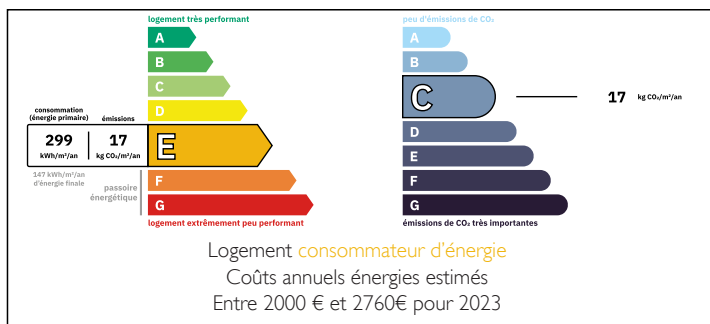
Well insulated and designed with taste and care, the house features a comfortable living room with fireplace, open kitchen and bay windows overlooking the woods. There are two bedrooms and a large bathroom.

The outbuilding is divided into a large workshop, garage and small studio with kitchenette, allowing you to welcome family or friends in complete privacy.

The superb swimming pool, built in 2017, is well

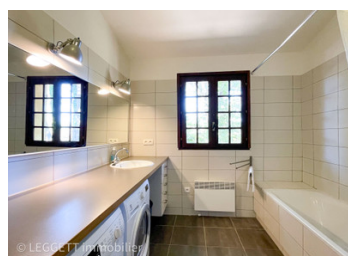


## ENERGY - DPE



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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

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Contemporary single-storey house comprising living room with fireplace and semi-equipped open kitchen, night space including 2 bedrooms, bathroom/shower communicating with the 2 bedrooms; entrance and independent WC. Outbuilding with double garage, small studio. Wooded grounds, meadow and swimming pool! No work required, very comfortable house ideally located near Daglan.

### IN DETAIL

- living room with open kitchen: 37 m2 (including kitchen area: 11 m2)
- entrance hall
- separate WC
- Bedroom 1: 14.50 m2
- Bedroom 2: 9.75 m2
- bathroom: 8.45 m2

### OUTBUILDING

- garage: 22 m2
- Workshop: 17 m2
- Studio (small separate bedroom, kitchenette, shower room-WC): 20 m2

## LOCAL TAXES

|                  |          |
|------------------|----------|
| Taxe foncière:   | 1282 EUR |
| Taxe habitation: | EUR      |

## NOTES

### TECHNICAL

- perfect condition, 20 cm breeze-block construction, polystyrene 200 insulation, bricks
- septic tank compliant
- single-glazed windows
- Fireplace
- 10x5 swimming pool built in 2017, automatic water filling

### LOCATION

- completely secluded; access by chemin de castine, no neighbors; on top of a hill, beautiful view,
- wooded setting