

Lovely holiday home within a co-property with swimming pool and tennis court, and beautiful westerly views.

EXCLUSIVE



## INFORMATION

|             |                    |
|-------------|--------------------|
| Town:       | Saint-Paul-Lizonne |
| Department: | Dordogne           |
| Bed:        | 2                  |
| Bath:       | 2                  |
| Floor:      | 114 m2             |
| Plot Size:  | 8500 m2            |

## IN BRIEF

Lovely spacious stone house with a private terrace area within an extremely well maintained co-property. On the ground floor there is a large open plan kitchen, dining room and small sitting room, a bedroom and a shower room with wc. Upstairs there is a large living room with fantastic views across the beautiful rolling countryside, plus 2 small rooms used as bedrooms and a bathroom with wc. Up a second flight of stairs there is a landing and a bedroom. There is a shared swimming pool with security fence and an outside shower, a completely new revamped tennis court, plus the beautifully well maintained gardens. The property is close to St Séverin and also the renowned village of Aubeterre sur Dronne, both villages have bars/restaurants, bakers and small supermarkets. The nearest airport is Bergerac at 72km, and there...



## ENERGY - DPE

DPE not required.

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 in greater detail -:

Downstairs -

Kitchen / dining / living room - 33.10 m<sup>2</sup>

Room used as bedroom - 8.70 m<sup>2</sup>

Shower room with wc - 4.30 m<sup>2</sup>

First floor -

Living room - 29.50 m<sup>2</sup>

Bedroom 9.15 m<sup>2</sup>

Room used as bedroom - 6.50 m<sup>2</sup>

Bath room with wc - 4.55 m<sup>2</sup>

Top floor -

Landing 6.75 m<sup>2</sup>

Bedroom - 11.50 m<sup>2</sup>

Outside -:

Private terrace.

Tennis court.

Swimming pool - 12 x 6.

Gardens of 8500 m<sup>2</sup>

Private parking area.

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Co-owned building of 6 units

Provisional annual charges: 2100€

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

## NOTES