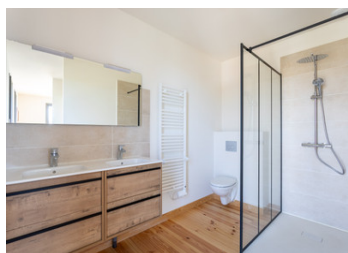
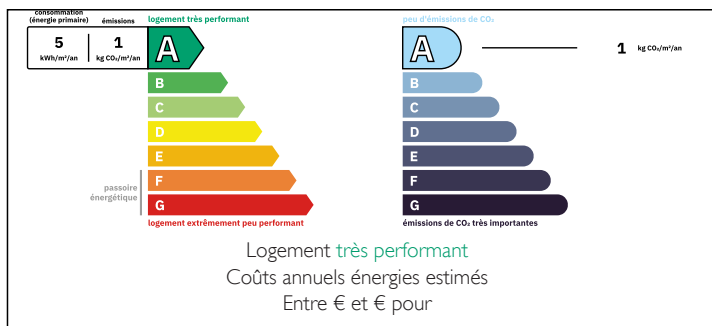


New house with low energy consumption



ENERGY - DPE



INFORMATION

Town:	Bergerac
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	150 m2
Plot Size:	2273 m2

IN BRIEF

Maison passive en bois de 2024 (149,35m2) nichée dans un écrin de verdure aux prestations de qualitatives avec piscine, terrasses, 3 chambres et un double garage.

Ce plain-pied est composé d'une cuisine américaine donnant sur un vaste salon/séjour avec son poêle, une suite parentale, deux chambres, une salle d'eau avec douche à l'italienne et un WC séparé. Les nombreuses ouvertures de la pièce de vie orientée plein sud permettent au séjour d'être baigné de lumière. Les grandes baies vitrées s'ouvrent sur une grande terrasse en bois de 190m2 où vous apprécierez passer des moments conviviaux avec vos proches et se prolonge par une piscine.

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 habitation: EUR

NOTES

DESCRIPTION

Passive wooden house built in 2024 (149.35m²) nestled in a green setting with quality features, swimming pool, terraces, 3 bedrooms and a double garage.

This single-storey house comprises an entrance hall (6.96m²), an open-plan kitchen (11.51m²) opening onto a vast lounge/living room (47.51m²) with wood-burning stove, a master suite (31m²) with dressing room, double washbasin, walk-in shower and toilet, two bedrooms (13.87m² each), a shower room (7.94m²) with walk-in shower, a hall (6.45m²), a storeroom (7.33m²) and a separate toilet (3.77m²).

The many windows in the south-facing living room bathe the room in light.

The large picture windows open onto a large wooden terrace (192.46m²) where you can spend convivial moments with friends and family and is extended by a swimming pool.

The 2273m² grounds are fully fenced and landscaped with a landscaped garden.

The house is complemented by parking and a 42 m² double garage.

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