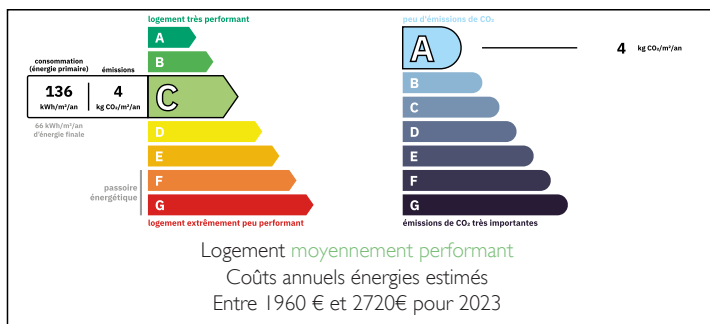


Large 5 bedroom contemporary house, swimming pool, quiet, countryside



ENERGY - DPE



INFORMATION

Town:	Salviac
Department:	Lot
Bed:	5
Bath:	2
Floor:	200 m2
Plot Size:	7475 m2

IN BRIEF

SALVIAC - This large 200 m2 family home built over a basement boasts a large, bright 50 m2 living/dining room, 5 bedrooms, including a large ground-level master suite with shower room and large dressing room. The living/dining/kitchen area leads onto a large terrace and a pergola with BBQ overlooking the pool, ideal for outdoor family lunches!

There are 3 bedrooms upstairs, one of which has a balcony, plenty of cupboards and storage space, and a large garage with additional cellar/workshop space. The house is very comfortable, with no work to consider, everything is in perfect condition, spacious, bright and I'm sure you'll appreciate the heated pool!

Located less than 4 km from Salviac, a dynamic village with shops and services, the house is in a peaceful setting, surrounded by a beautiful garden of over 7400 m2 with fruit trees, flowers,...

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: 2060 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

MORE DETAILS

200 m2 dwelling house built on basement with garage, cellar, storeroom, utility room comprising a large living/dining room with wood-burning stove, fitted kitchen, utility room; on ground level also en suite bedroom with dressing room and shower room; a second bedroom on ground level.

Upstairs: three bedrooms, bathroom and WC.

Outside: large grounds of 7475 m2 with fruit trees, vegetable garden, rainwater collection tank and heated saltwater swimming pool with terrace, pergola and BBQ.

APPROXIMATE SURFACE AREAS

- Entrance : 13 m2
- hallway / checkroom
- WC
- living/dining room: 50 m2
- Kitchen: 17.00 m2
- storeroom/laundry room
- en suite bedroom (including bathroom, WC and dressing room): 35 m2
- Bedroom 2: 15 m2
- pergola and covered terrace

First floor

- Landing
- Bedroom 3: 13 m2
- Bedroom 4: 13 m2
- Bedroom 5: 14.50 m2
- dressing room
- WC
- bathroom / shower: 6.45

- Garage and cellar: 80 m2

FEATURES

- Well insulated house, DPE : C
- double glazing, mosquito nets
- roller shutters, possibly electric