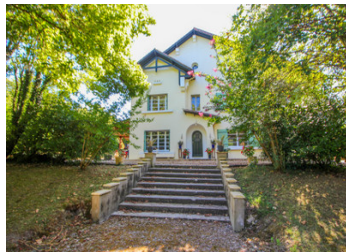
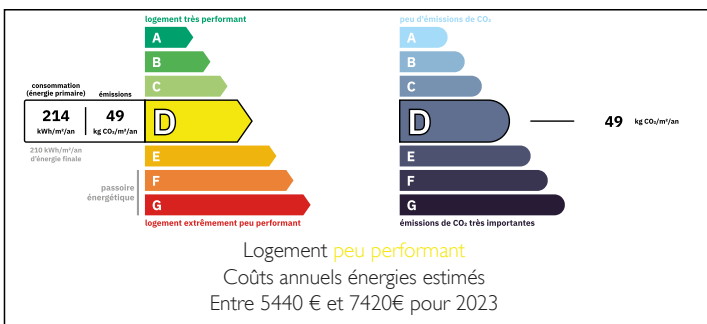


Two residential houses with barn and swimming pool



ENERGY - DPE



INFORMATION

Town:	Pressignac-Vicq
Department:	Dordogne
Bed:	5
Bath:	4
Floor:	236 m2
Plot Size:	5453 m2

IN BRIEF

Large villa comprising a main residence and a guest house under one roof.

The two houses can be combined into one with minimal modifications or accommodate two families independently, or even a guest house and a main residence.

The main house comprises a fitted kitchen, a living/dining room with a fireplace insert, an office/bedroom, a separate toilet, two large bedrooms, a bathroom with a separate toilet, and a large attic space suitable for conversion.

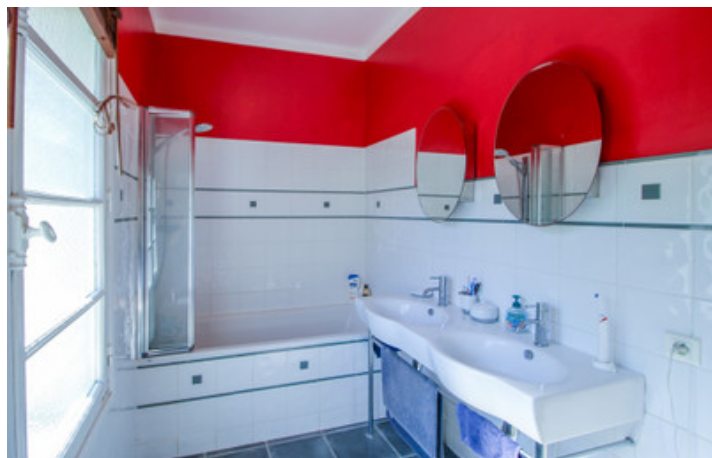
The second house has a separate entrance and consists of a large living room with a fireplace insert, a separate fitted kitchen, a terrace, 3 bedrooms, two shower rooms, 2 toilets, and a cellar.

The houses are equipped with single glazing, oil heating, 2 septic tanks, and an energy rating of "D."

A beautiful private garden with numerous fruit trees accessible via two gates, a barn, and a beautiful...

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: 1514 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Large villa (approx. 236m²) comprising a main residence (approx. 121m²) and a guest house (approx. 96m²) under one roof.

The two houses can be combined into one with minor modifications or accommodate two families independently, or even a guest house and a main residence.

The main house consists of a fitted kitchen (12m²), a living/dining room (25m²) with a fireplace insert, an office/bedroom (8m²), and a separate toilet. Upstairs there are two large bedrooms (21-13m²), one with a dressing room, a bathroom with a separate toilet (8m²) and a covered terrace (15m²).

The house has a very large convertible attic (70m²) and is bathed in light thanks to its large windows.

The second house has a separate entrance and consists of a large living room (36m²) with a fireplace insert, a separate fitted kitchen (10m²), a terrace, a bedroom (9m²), a shower room (3m²), a toilet, and a cellar (10m²).

Upstairs there is a lounge/library area (which can be converted into another bedroom) (11m²), 2 large bedrooms (10-18m²), a shower room (7m²), a toilet and a terrace (20m²).

The houses are equipped with single glazing, oil heating, two septic tanks, and an energy rating of "D."

A beautiful private garden with numerous fruit trees accessible via two gates, a barn (86 m²), a garage (16 m²), and a beautiful chlorine swimming pool (9x4) with its own beach complete this lovely property. A parking area can accommodate several vehicles.

Fiber available.

Lalinde 9 km

Bergerac et son aéroport 23km

Le Bugue 25 km
