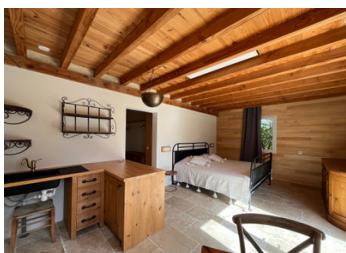


Atypical and comfortable house with 6 bedrooms



INFORMATION

Town:	Sigoulès-et-Flaugeac
Department:	Dordogne
Bed:	6
Bath:	3
Floor:	291 m ²
Plot Size:	1241 m ²

IN BRIEF

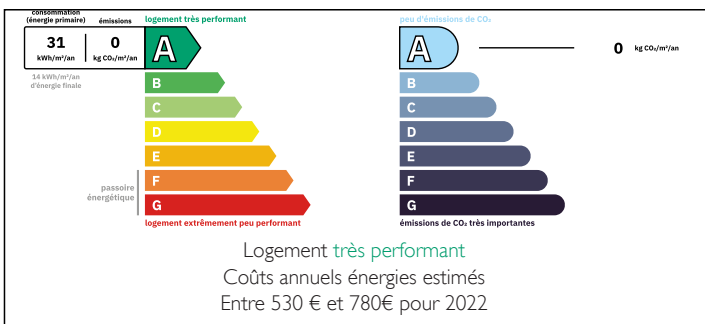
Located in a quiet Dordogne village with a supermarket and other small local shops, this spacious family home offers 291 m² of living space, combining modern comfort, generous spaces, and energy efficiency (DPE A rating). It has 6 bedrooms.

It impresses with its brightness, high-end features, and harmonious volumes.

- Reversible air conditioning
- Dual-flow mechanical ventilation
- Domestic hot water via thermodynamic hot water tanks
- Double-glazed joinery
- Collective sanitation
- DPE A rating: very low energy consumption and optimal comfort all year round!

Bergerac and its airport are approximately 16 km away, the prestigious 27-hole Vigiers golf course is

ENERGY - DPE



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 ground floor comprises an entrance hall (12.65m²), a bright living room (33.8m²) with a pellet stove, a shower room (6.30m²), a laundry room, a bedroom (16.89m²), a master bedroom with its own shower room (24.60m² and 9.80m²), and a kitchen/dining room with a heated indoor pool (104m²).

Upstairs, a landing leads to a dressing room, four bedrooms (17.60m², 18.97m², 13.28m², and 9.30m²), a shower room, and a toilet.

The living room provides access to a covered terrace and an outdoor space for relaxing moments without overlooking the surroundings.

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

LOCAL TAXES

Taxe foncière: 1443 EUR

Taxe habitation: EUR

NOTES