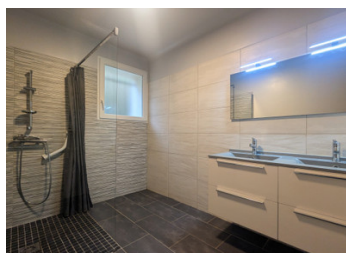
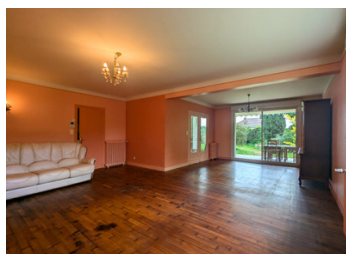


Single Storey, 3-4 bed village property, extremely spacious, with large garden and potential building plot.



## INFORMATION

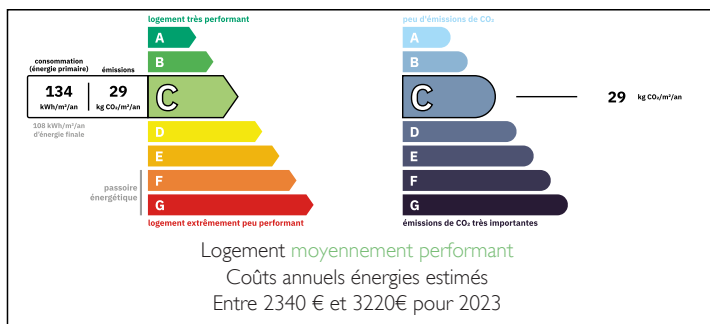
|             |                           |
|-------------|---------------------------|
| Town:       | Saint-Priest-les-Fougères |
| Department: | Dordogne                  |
| Bed:        | 4                         |
| Bath:       | 1                         |
| Floor:      | 155 m2                    |
| Plot Size:  | 4041 m2                   |



## IN BRIEF

Set on a quiet side road in the village of St-Priest-les-Fougères, this spacious single-storey home has enormous potential. The huge lounge-dining room has an open fireplace and sliding doors out to the covered terrace, perfect for alfresco dining. The wide entrance hall leads to 3 generous bedrooms, a contemporary shower room with walk-in glass shower enclosure, and a separate WC. Equally spacious, the kitchen has an adjoining utility room, pantry, and 2nd WC, leading to a final room ideal as a fourth bedroom or artist's studio. The wraparound garden is private at the front and more open to the rear, with ample space for a pool. Part of the garden, located in a constructable zone, could even be used for a second property. Though in need of redecoration, the house benefits from mains drainage, double glazing, electric...

## 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

Set on a quiet side road in the village of St-Priest-les-Fougères, this spacious single-storey home has enormous potential. The huge lounge-dining room has an open fireplace and sliding doors out to the covered terrace, perfect for alfresco dining. The wide entrance hall leads to 3 generous bedrooms, a contemporary shower room with walk-in glass shower enclosure, and a separate WC. Equally spacious, the kitchen has an adjoining utility room, pantry, and 2nd WC, leading to a final room ideal as a fourth bedroom or artist's studio. The wraparound garden is private at the front and more open to the rear, with ample space for a pool. Part of the garden, located in a constructable zone, could even be used for a second property. Though in need of redecoration, the house benefits from mains drainage, double glazing, electric roller shutters, a modern oil boiler, and a C-rated energy certificate. With just a few updates to fulfil its potential, this property will become an exceptional home.

### COVERED TERRACE (15,8m<sup>2</sup>)

The main front door to the property lies under the shady covered terrace, which benefits from an awning running the full width of the space. In addition to the entrance, the terrace has plenty of space for a table and 6 chairs. Sliding glass doors give access to the lounge/dining room

### ENTRANCE HALL ( 10,3m<sup>2</sup>) & CORRIDOR (13,3m<sup>2</sup>)

From this bright, welcoming entrance, enter the lounge through double glass doors to the left or to the kitchen ahead. The wide...

## LOCAL TAXES

**Taxe foncière: 852 EUR**

**Taxe habitation: EUR**

## NOTES