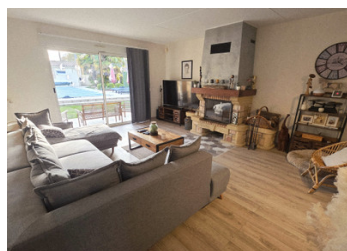


Charming Home with Pool and Full Amenities – Saint-Astier



INFORMATION

Town:	Saint-Astier
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	188 m ²
Plot Size:	2000 m ²



IN BRIEF

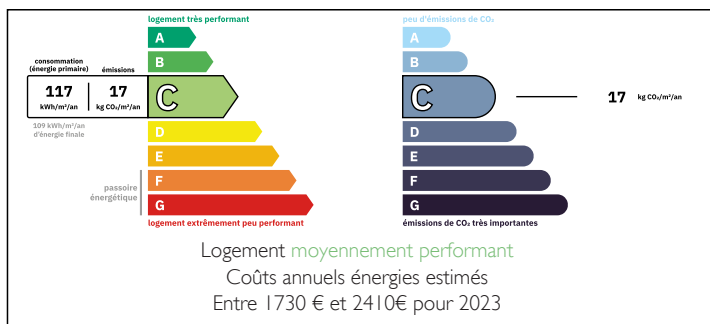
For Sale – Saint-Astier: Detached house of over 188 m² of living space, located at the end of a quiet cul-de-sac on a fenced and landscaped plot of more than 2,000 m².

Situated in a calm and sought-after neighborhood, this home offers four bedrooms, two bathrooms, a fully equipped kitchen with a pantry, a bright 45 m² living room opening onto the terrace, and a dining room. Plenty of storage with mirrored sliding doors, a laundry room, and additional storage spaces.

One insulated and heated garage of 20 m². Covered terrace of 20 m², remote-controlled gate, private parking, pétanque court, barbecue area, two sheds, and a 9 x 5 m saltwater pool with its technical room (new pump!).

A spacious, very well-maintained property, ideal for a family. No work needed.

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 in a peaceful environment while remaining within immediate reach of schools, shops, public transport and main roads, this property offers a total floor area of approximately 208 m². It provides a bright, comfortable and functional living space, ideal for a family.

The entrance leads to a large living area, featuring a lounge and dining room with direct access to the terrace and swimming pool. The fully equipped kitchen, complemented by a utility room, flows naturally into the main living space, creating a modern and welcoming atmosphere.

The night area includes four spacious bedrooms and two shower rooms, ensuring a practical and effortless layout for everyday living.

Outdoors, the enclosed, tree-filled garden with fruit trees offers a lovely space for relaxing, dining, playing or gardening. The property also includes two garages, private parking, a laundry room and two storage outbuildings. It is possible to create an additional 35 m² one-bedroom apartment by combining one garage with the large laundry room.

Key features:

- Mains gas heating
- Fireplace with insert
- Recent insulation
- Efficient heating system
- Roof in excellent condition
- Well-maintained property
- Septic tank compliant with current standards
- Heated saltwater swimming pool

Prime location:

- 5 minutes from the town centre
- 5 minutes from the train station
- 2 minutes from major road links

A spacious, peaceful and ideally located home, ready to welcome new owners. A must-see.

LOCAL TAXES

Taxe foncière: 2200 EUR

Taxe habitation: EUR

NOTES