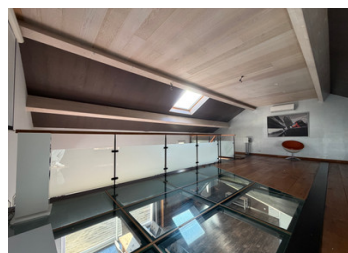
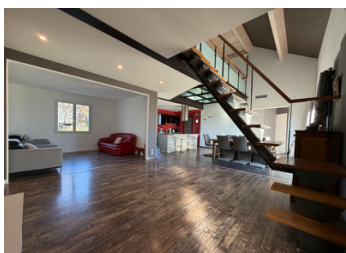


Superb villa with garage and swimming pool, 5 bedrooms and 5 bathrooms, very calm spot.



## INFORMATION

Town:	Angoisse
Department:	Dordogne
Bed:	5
Bath:	5
Floor:	210 m <sup>2</sup>
Plot Size:	2700 m <sup>2</sup>

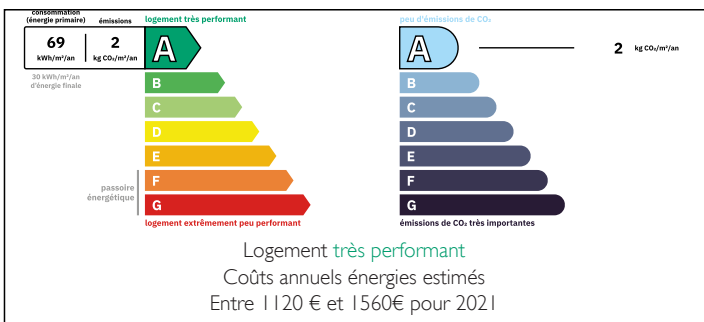
## IN BRIEF

Must be seen! Bungalow with category 'A' energy efficiency ratings. Close to the town of St Yrieix La Perche (10 minute drive), calm spot in a small hamlet with only a few surrounding houses.

The villa was built in 2009, no work to be done on the property, insulation done, double glazing, heat pump heating system with reversible air conditioning, water boiler with low consumption, individual septic tank, electric shutters on all of the windows. The house is liveable straight away with no work to be done.

The house is on 2700m<sup>2</sup> of land with swimming pool of 9x4 patio/terrasse, pétanque ground and private driveway with electric gates.

## 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 house offers around 210m<sup>2</sup> of living space, composed of an entrance leading onto a large living room with fully fitted kitchen with large french sliding doors opening onto the terrace with swimming pool.

5 bedrooms each with their own bathroom and WC.

Beautiful staircase leading to the mezzanine currently transformed into a cinema with games room, glassed floor looking down onto the living room underneath. Large double garage attached to the house.

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES