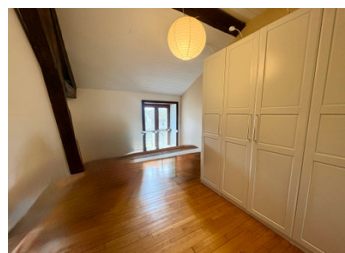


A spacious family home. Renovated to a high standard. Double glazed & air source heat pump.



INFORMATION

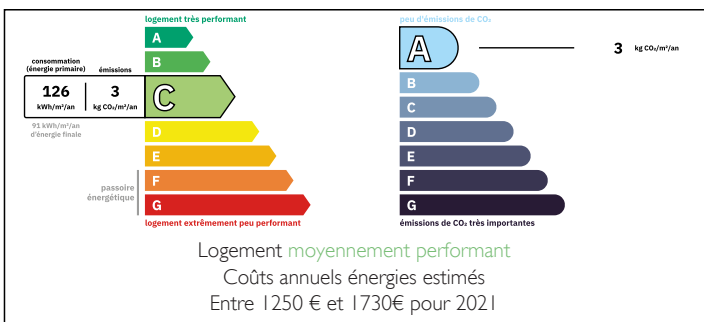
Town:	Abjat-sur-Bandiât
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	170 m ²
Plot Size:	6093 m ²



IN BRIEF

Located near the popular village of Abjat-sur-Bandiât, this spacious four-bedroom family home offers comfort, practicality, and plenty of room to enjoy both indoors and out. The property features a modern, well-equipped kitchen ideal for family living and entertaining, along with generous living spaces filled with natural light. A double garage provides ample parking and storage, while the additional workshop offers excellent space for hobbies or projects. Outside, the large garden creates a wonderful setting for relaxation, play, or outdoor dining, making this an ideal home for families seeking space and a peaceful village lifestyle.

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

Access to the property is from the rear through double electric gates. A large gravel driveway provides ample parking and leads to the entrance to the property. A door brings you directly into an entrance hall with a WC across the hallway and a separate cloakroom. The kitchen (14.5m²) is to the left a modern design with fitted cupboards and a breakfast bar. Leading off the kitchen is a storeroom (17m²) ideal for extra freezers and log storage. The large LOUNGE/DINER (46.8m²) is bright and airy. A useful family space with central fireplace and log burner. Stairs lead off the lounge to a large LANDING (19m²). The master BEDROOM (17.6m²) is a large double bedroom with corner ENSUITE SHOWER ROOM (4.3m²). A further 3 bedrooms are on this level. BEDROOM 2 (10m²) BEDROOM 3 (11.6m²) BEDROOM 4 (11.4m²). There is a large family BATHROOM (9.29m²).

Attached to the house is a large garage and workshop (50m²).

The garden is mainly lawned and easy to maintain. The ride on lawnmower is included in the sale. Land totals 6093m².

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

LOCAL TAXES

Taxe foncière: 1150 EUR

Taxe habitation: EUR

NOTES