

Single-story country house with large garden offering unobstructed views and large basement.



## INFORMATION

|             |                        |
|-------------|------------------------|
| Town:       | Saint Aulaye-Puymangou |
| Department: | Dordogne               |
| Bed:        | 4                      |
| Bath:       | 2                      |
| Floor:      | 138 m <sup>2</sup>     |
| Plot Size:  | 3074 m <sup>2</sup>    |



## IN BRIEF

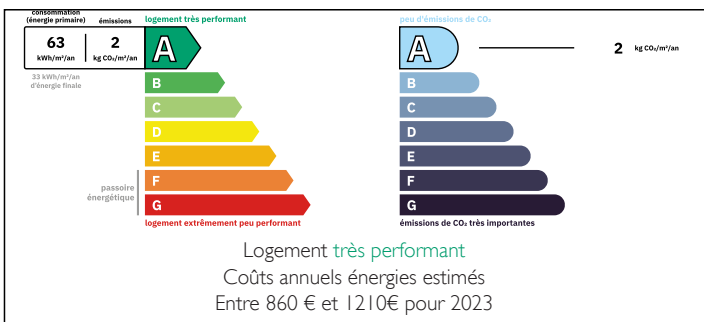
Discover this charming single-story country house built in 2009, rated A for energy efficiency, with a large basement and beautiful garden offering unobstructed views.

The house comprises an entrance hall leading to a large, bright living room with a kitchen and central island, ideal for entertaining, four bedrooms including one master suite and one shower room, two toilets, and a pantry.

A large terrace overlooks a lovely garden with unobstructed views of the surrounding countryside.

A very large basement with space for several cars and an electric door.

## 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

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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 foncière: 1410 EUR**

**Taxe habitation: EUR**

## NOTES