

Stone built Périgouridine property with swimming pool, situated in a calm spot and pretty views.



## INFORMATION

Town:	Saint-Mesmin
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	130 m2
Plot Size:	5749 m2



## IN BRIEF

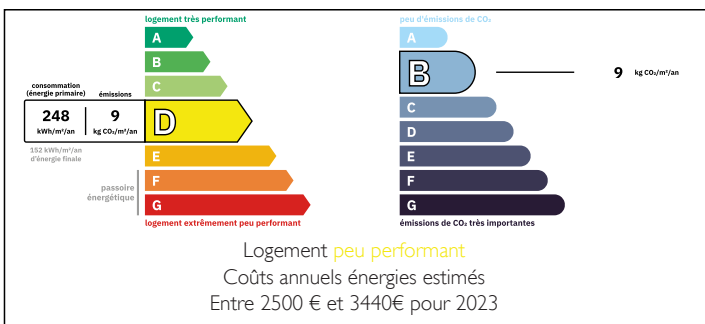
Charming house with swimming pool, situated in a calm spot with beautiful views over the valley, not far from St Mesmin.

The house is liveable straight away, equipped with central heating with a heat pump, electric heaters and wood burner.

The septic tank is up to standards, slate roof, double glazing and aluminium shutters.

The house sits on a shaded bit of land of 5700m<sup>2</sup>, where you will find a heated swimming pool of 8x4, former bread oven currently used as a garden shelter.

## 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 130m<sup>2</sup>, composed of an entrance leading into a dining room with fitted kitchen, access to the swimming pool and outside terrace, back kitchen, large bedroom, shower room and WC.

Lounge, two bedrooms on the first floor with beautiful woodwork, shower room and WC.

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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: **890 EUR**

## NOTES