

A charming single-storey property with a swimming pool and river access, set on 4,410 m of enclosed grounds



INFORMATION

Town:	Quinsac
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	128 m ²
Plot Size:	4410 m ²

IN BRIEF

Set in lush green surroundings, discover this pleasant single-storey house built in 1992, offering approximately 128m² of living space on a fully enclosed and immaculately maintained plot.

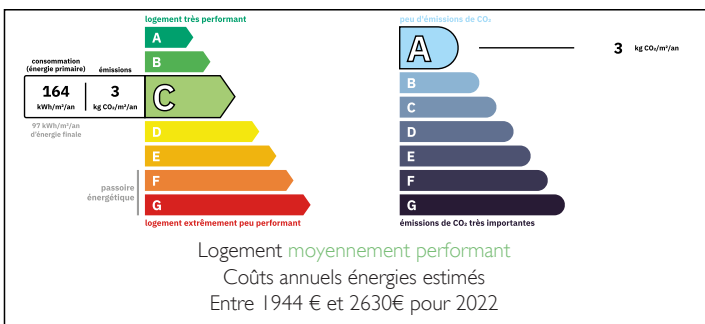
The house comprises 3 comfortable bedrooms, 1 utility room, 1 full bathroom, 1 separate toilet with washbasin, and a spacious, light-filled living area combining a lounge, dining room and open-plan kitchen in a warm and welcoming atmosphere.

Outside, everything has been designed with comfort and relaxation in mind, featuring large terraces surrounding the house, a double garage, a canopy converted into a summer kitchen with a toilet, a lovely 4x8m domed swimming pool, a small wooden chalet, and a small wooden structure at the far end of the garden that once served as a sheep shelter.

The garden, which is particularly well-maintained, offers a beautiful natural setting with the river running along the back...

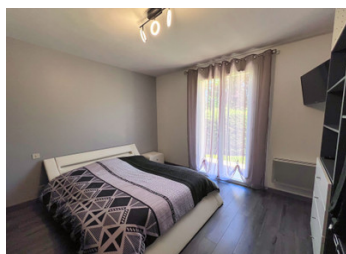


ENERGY - DPE



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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

New electric heating and pellet stove.

New double glazing throughout the house; energy rating: C.

This well-built house has been perfectly maintained and upgraded over the years.

Layout:

1 entrance hall (4.5 m²)

1 living/dining room of 39.3m²

1 fitted kitchen opening onto the dining room of 14.3m²

2 bedrooms of 14m²

1 bedroom of 12.4m²

1 utility room of 11m²

Toilet of 2,3m²

Bathroom with bath, shower and bidet of 7.4m²

Ample outdoor storage space, including a double garage and a wooden chalet.

There is also a large canopy converted into a summer kitchen, complete with a sink, storage units and a toilet.

The liner of the in-ground swimming pool needs replacing; apart from that, the pool is in perfect condition and is covered by a dome.

The septic tank, which works perfectly, no longer meets current standards.

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

LOCAL TAXES

Taxe foncière:

1400 EUR

NOTES