

Three bedroom contemporary house, lovely hamlet location with beautiful views.



## INFORMATION

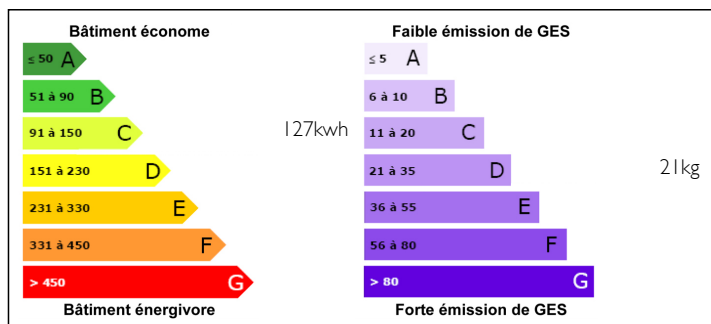
Town:	Molières
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	135 m2
Plot Size:	4000 m2



## IN BRIEF

Lovely views, three bedrooms, sitting room, dining room, kitchen and on the 1st floor 3 bedrooms and two bathroom. Terrace with garden just under. one acre.

## 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

Ground Floor : Entrance hall, Sitting room (~37m2, access terrace), Dining room (~19m2, access terrace), Kitchen (~12m2) with utility room and access garden

First floor all with wood flooring: Landing, bedroom 1 (~8m2\*), bedroom 2 (~9m2\*), family bathroom (~8m2\*, bath, shower, basin and WC), Master bedroom (~12m2\*) en suite (bath, basin, WC, ~5m2\*).

Oil central heating, double glazing.

Terrace with beautiful views, garden.

The village of Moliere's with its restaurant at approx. 1 km. The classified village of Cadouin at 5 km. Lalinde and Beaumont du Perigord, with supermarkets are both at 10 km. Bergerac and its international airport at 32 km.

\* sloping ceilings, measurement at 1.8m height

## NOTES

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