

Charming 3 bedroom house, beautiful setting close to Limeuil, no close neighbours.



INFORMATION

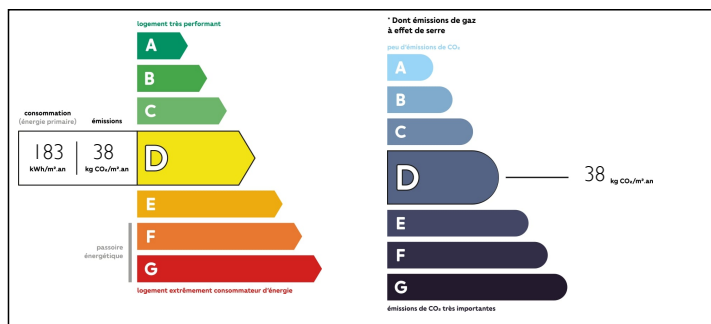
Town:	Limeuil
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	127 m2
Plot Size:	20479 m2



IN BRIEF

This attractive 3 bedroom house with pool, built in 1992, is surrounded by 5 acres of garden and woodland. It enjoys an exceptional setting with no neighbours, yet is within walking distance of the medieval village, Limeuil, at the confluence of the Dordogne and Vézère and labeled in 1990 "One of the most beautiful villages in France" with shops and restaurants.

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.



LOCAL TAXES

Taxe foncière: 1534 EUR

Taxe habitation: 896 EUR

NOTES

DESCRIPTION

The house offers approximately 127 m² of living accommodation on two floors plus an attached garage. It enjoys gas central heating and a pool of 9 x 4 m. The land is half flat meadow and half woodland on a slope.

LIMEUIL, medieval village with shops and restaurants, 800 m

LE BUGUE, river market town with all amenities, 6 km

GOLF de la MARTERIE, 20 km

SARLAT, world famous medieval market town, 36 km

MONTIGNAC with the world famous Lascaux caves, 37 km

BERGERAC with international airport, 43 km

PERIGUEUX, capital of the Dordogne, 46 km

GROUND FLOOR

Entrance hall with staircase (~4,5 m²)

Kitchen (~19,5 m²)

Storage area (~2,5 m²)

Living / dining room with built-in wood burner (~36,5 m²)

Bedroom (~9,5 m²)

Shower Room with WC (~3,5 m²)

FIRST FLOOR / ATTIC

Landing (~4,0 m²)

Bedroom (~16,0 m²)

Bedroom (~17,5 m²)

Storage room (~4,5 m²)

Bathroom with WC (~5,5 m²)

GARAGE (~22,5 m²)

SWIMMING POOL (9 x 4 m)

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