

## 4 bedroom family house with large grounds, swimming pool and outbuildings in St Léon sur l'Isle (24110)



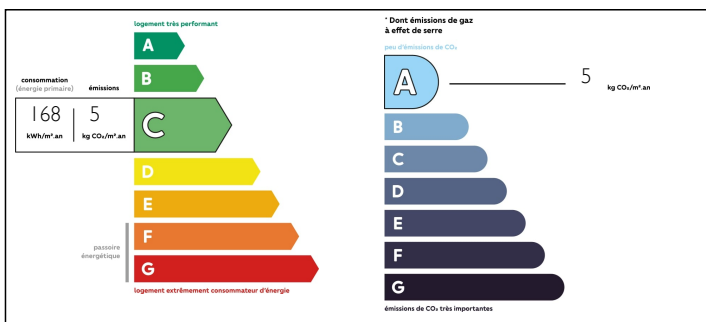
## INFORMATION

Town:	Saint-Léon-sur-l'Isle
Department:	Dordogne
Bed:	4
Bath:	1
Floor:	156 m2
Plot Size:	18148 m2

## IN BRIEF

The property comprises : - the main house - 1 carport - 1 henhouse - 1 stable - 1 closed shed - 1 open shed. House on 2 levels comprising: - Garden level: 1 kitchen opening onto 1 large lounge/living room, 1 utility room, 1 WC, 1 bedroom and a garage. - First floor: 3 bedrooms and a bathroom with WC. The 18,148 m<sup>2</sup> garden is fully enclosed and planted with trees.

## 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 fully-equipped kitchen opens onto the living room.

The many bay windows in this room open onto the covered terrace, providing plenty of natural light and a superb 180° view over the garden and swimming pool.

The ground floor bedroom (17 m<sup>2</sup>) has direct access to the garden. There is the possibility of creating a dressing room and a shower room.

A central solid oak staircase leads upstairs to the 3 bedrooms and bathroom.

The heating is a recent heat pump with underfloor heating and a wood-burning stove.

The window frames are double-glazed.

The house has its own water supply.

The access road to the house is tarmacked, landscaped and floodlit. The gate is electric with an intercom.

There are 30 productive truffle oaks, walnut, cherry and plum trees in the grounds.

Energy - C-rated house.

7 minutes from St Astier station, 27 minutes from Périgueux station, 1 hour 10 minutes from Bordeaux and 45 minutes from Brive on the A89 make this property an ideal location.

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

## NOTES