



ATYPICAL AND COMFORTABLE HOUSE WITH 6 BEDROOMS



PROPERTY FACT FILE	
REFERENCE	A39977CAH24
PRICE	€ 649,000 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (612 265 EUR hors honoraires)
BEDROOM	6
BATHROOM	3
ACCOMMODATION	291 m ²
LAND	1241 m ²
TOWN	Sigoulès-et-Flaugeac
DEPARTMENT	
LOCATION	
TYPE	
CONDITION	
FEATURES	Swimming Pool, Mains Drains, Private parking
*Price based on current exchange rate which is subject to change	



- Construction less than 10 years old
- economical housing
- quality materials
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COMFORTABLE HOUSE
WITH 6 BEDROOMS...

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Located in a quiet Dordogne village with a supermarket and other small local shops, this spacious family home offers 291 m² of living space, combining modern comfort, generous spaces, and energy efficiency (DPE A rating). It has 6 bedrooms.

DESCRIPTION

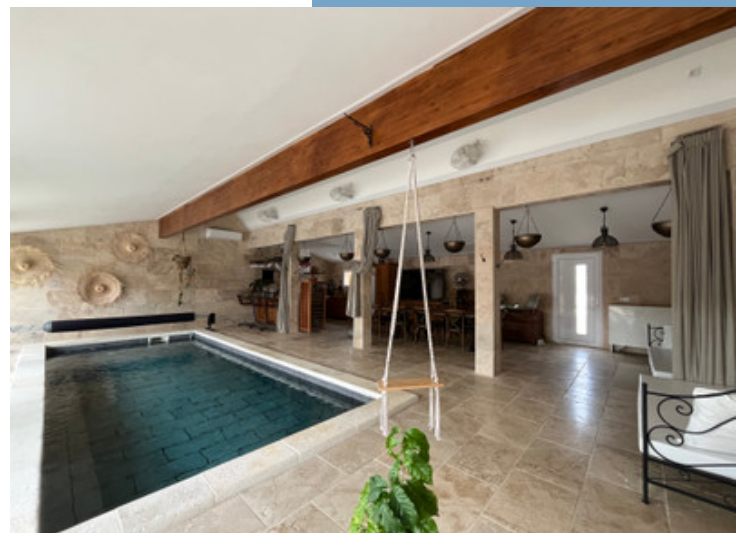
The ground floor comprises an entrance hall (12.65m²), a bright living room (33.8m²) with a pellet stove, a shower room (6.30m²), a laundry room, a bedroom (16.89m²), a master bedroom with its own shower room (24.60m² and 9.80m²), and a kitchen/dining room with a heated indoor pool (104m²).

Upstairs, a landing leads to a dressing room, four bedrooms (17.60m², 18.97m², 13.28m², and 9.30m²), a shower room, and a toilet.

The living room provides access to a covered terrace and an outdoor space for relaxing moments without overlooking the surroundings.

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

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More Online :
<https://leggettprestige.com/luxury-property-for-sale/view/A39977CAH24>

COMPLETE FILE AND PHOTO ON REQUEST

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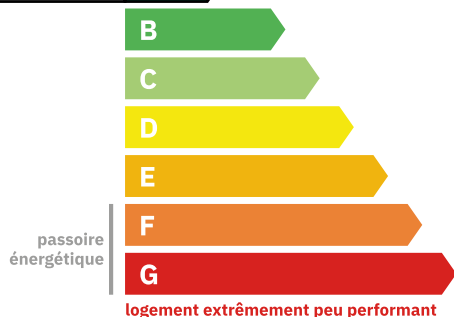
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ENERGIE-DPE

consommation (énergie primaire) émissions logement très performant

31 | **0**
kWh/m²/an | kg CO₂/m²/an

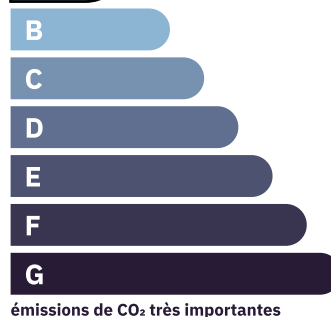
14 kWh/m²/an
d'énergie finale



peu d'émissions de CO₂

A

0 kg CO₂/m²/an



Property **Very efficient**
Estimated annual energy costs
between 530 € and 780€ for 2022

NOTICE

Leggetts, their client and any joint agents give notice that:

I: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf : A39977CAH24
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AND PHOTOS
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