

2 bedroomed Village property, full of character with lots of original features, over 3 floors



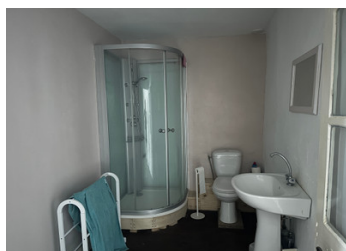
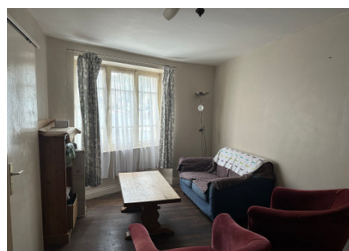
EXCLUSIVE

## INFORMATION

Town:	Mialet
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	42 m2
Plot Size:	0 m2

## IN BRIEF

A spacious property in the centre of a nice village which is ready to move into but could benefit from a bit of modernising, if required. It has a lounge, kitchen, WC, shower room and 2 bathrooms.

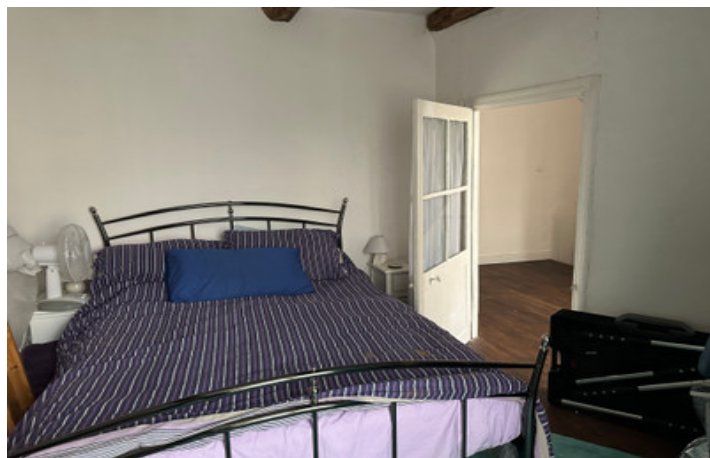


## ENERGY - DPE

DPE not required.

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

This is a quirky house in a triangular shape which you may like to update in some parts.

You enter directly into the KITCHEN (8.5m<sup>2</sup>) which is flooded with light through the front door and adjoining windows. It has a partly fitted kitchen plus open shelving, sink and plumbing for a washing machine.

Access to the WC is from the Kitchen as is the LIVING ROOM (14.5m<sup>2</sup>).

Going up the elegant ornate wooden Staircase leading to the first floor there is a large landing. There is a BEDROOM (12.5m<sup>2</sup>) plus a SHOWER ROOM (5.7m<sup>2</sup>)

There is a second staircase leading to the second floor which has another large BEDROOM (22.5m<sup>2</sup>) which has been made within the attic space.

The property does not have a garden or parking area however opposite the property is a large free public car park and the village is in the middle of the French countryside so there are plenty of places for you to walk to.

The house is in the village of Mialet which is the heart of rural France in the North of the Dordogne. It is an active village with a small market on a Tuesday morning and lots of Fetes throughout the year. Currently it has a bar, restaurant, excellent butchers, doctors, paper-shop, an infant school, a post office and a hair dressers. There are lots of swimming and fishing lakes closeby plus larger Super Markets.

The closest Airport to Miallet is Limoges which is approximately 45km away.

The measurements given...

## LOCAL TAXES

Taxe foncière: 204 EUR

Taxe habitation: EUR

## NOTES