

Village house with 2 bedrooms in La Rochebeaucourt, garden within walking distance by the river



INFORMATION

Town:	La
Department:	Rochebeaucourt-et-Argentine Dordogne
Bed:	2
Bath:	1
Floor:	65 m2
Plot Size:	115 m2

IN BRIEF

This charming village house on the border of the Charente and Dordogne departments offers a bright kitchen and living room, 2 bedrooms and a shower room.

Some refurbishment work is required, but the house would be ideal as a first purchase or investment.

Please contact us to arrange a viewing!

- Single glazing
- Electric heating
- Mains drainage

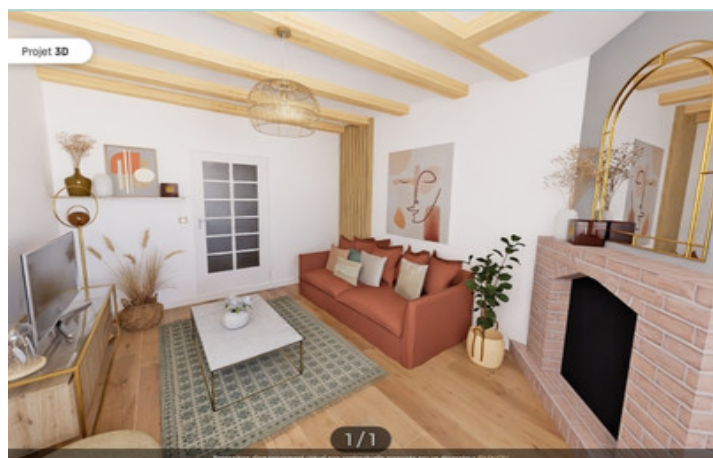


ENERGY - DPE

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.



LOCAL TAXES

Taxe foncière: 450 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The house comprises :

- an entrance hall
- a 10 m² kitchen area with water point
- a 12 m² living room with French windows opening onto the street

It is possible to break down the partition between the entrance hall and the kitchen to create a cosy dining kitchen - it is also possible to enter through the living room.

Upstairs, the landing leads to :

- a 10 m² bedroom
- a second bedroom with shower room and WC of approx. 10 m².

The property has a detached garden just a few steps away with a stone outbuilding and direct access to the river. This is an ideal place to relax and there is plenty of space for al fresco dining.

The property is connected to mains drainage.

Property tax 450 €.

Bus line Périgueux/Angoulême station.

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