



Ref: A17424

Price: 276 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (260 000 EUR without fees)

Contemporary low energy house with 187m2 of living space and 5 bedrooms on 8400m2 of land



INFORMATION

Town: Mareuil en Périgord

Department: Dordogne

Bed: 5

Bath:

Floor: 187 m2
Plot Size: 8418 m2











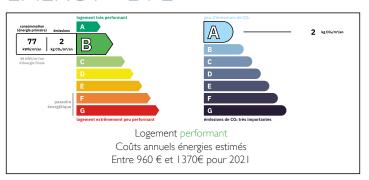


IN BRIEF

House of 187 m2 with low energy consumption, composed on the ground floor of a large living room with fitted kitchen opening onto a living/dining room with wood burner, an office, a bedroom, a complete bathroom (bath and Italian shower) and a WC, on the first floor of 4 bedrooms, a large hallway to be finished and a room destined to become a bathroom (plumbing in place) and on the ground floor of a large basement with a laundry room and a cellar.

This house is situated on a hill with a clear view on the outskirts of a hamlet.

ENERGY - DPE



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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.



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LOCAL TAXES

Taxe foncière: 1200 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This house was built in 2008 with a view to saving energy.

At present the annual consumption is 780€ for heating and electricity. All walls, even in the basement, are insulated as well as the roof, double glazing throughout. Underfloor heating for the two floors with heat pump and solar panels.

Garden level

Living room 60m2 with equipped kitchen area, wood burning stove terrace

Bedroom 16,5m2

Bathroom 8m2

Office 10m2

Upper floor

Bedroom(I) of 19m2

Bedroom(2) of 19m2

Bedroom(3) of 20m2

Bedroom(4) of 22m2

I room of 8m2 to finish for bathroom (plumbing in place)

I room of I0m2 (hall) to finish

Ground floor

Basement of 112m2 for parking with utility room and boiler room.

The house is set in 8400m2 of land with a vegetable garden and some fruit trees and benefits from a very nice view.

The nearest town is Mareuil with shops, schools, doctors, pharmacy etc. and a daily bus to Angouleme (TGV) and Périgueux.

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