

Charming 4 bedroom property in need of updating in the centre of a lively, popular village

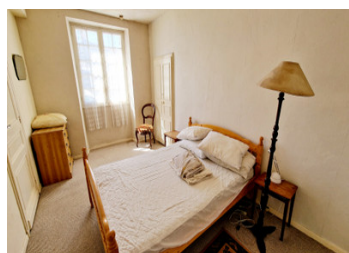


INFORMATION

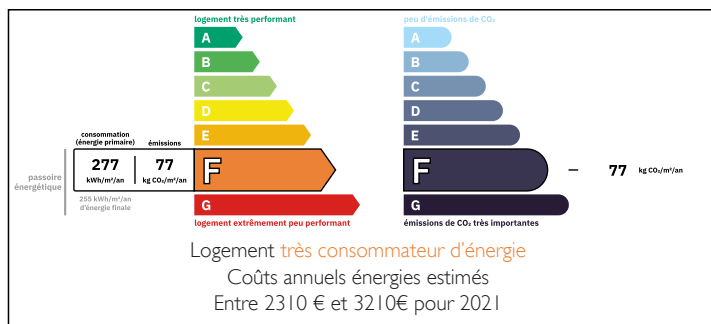
Town:	Villefranche-de-Lonchat
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	105 m2
Plot Size:	450 m2

IN BRIEF

This charming property is situated in a popular village 45 minutes from Bergerac with restaurants and a grocery shop, and only 10 minutes from the larger town of Montpon-Ménestérol which provides access to the motorway and trains to Bordeaux and Périgueux. It has 4 bedrooms, one of which is on the ground floor with an en suite shower that could be converted into a study or TV room. There is a large living/dining room with fireplace, a kitchen that opens onto the garden and an enclosed terrace with barbecue. The garden includes established vines that provide grapes for an amateur winemaker, several cherry trees and a fig tree.

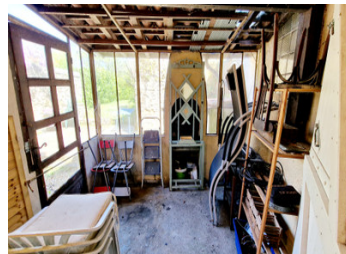


ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière:	800 EUR
Taxe habitation:	EUR

NOTES

DESCRIPTION

Ground floor

Lounge/dining room: 32 m²
Bedroom: 12 m² with ensuite shower & sink: 1.9 m²
Kitchen: 13 m²
Bathroom: 6 m²
WC: 1.25
Boiler room: 8 m²
Enclosed terrace: 8 m²

1st floor

Bedroom 1: 10.5 m²
Bedroom 2: 9 m²
Bedroom 3: 10 m²
WC: 3 m²

Attic: 25 m²

Information:

Mains drainage

New hot water tank

Single glazing

Linky meter but electrics need modernising

Open fireplace

Garden with a small number of wine producing vines, cherry trees and a fig tree

Oil central heating needs changing

The property has lots of potential and could become a lovely family home with infant/primary schools within walking distance or would make the perfect holiday home with the popular Lac de Gurson only 4 minutes away by car. Lac de Gurson offers a multitude of sporting activities to suit everyone as well as playgrounds, beach volleyball courts, fishing, water sports activities & hiking.

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