

Village house in good general condition , located in a lovely village in the Périgord Noir.

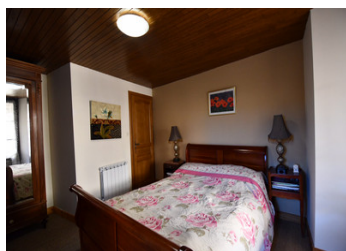


INFORMATION

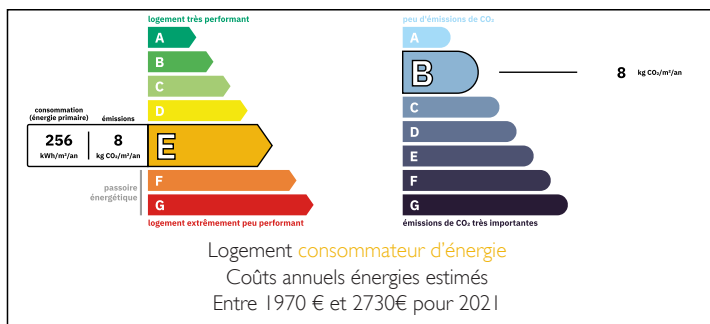
Town:	Pays de Belvès
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	125 m2
Plot Size:	50 m2

IN BRIEF

This pretty village house comprises at the ground floor a fully equipped kitchen, dining room, living room, a storage/laundry room, a shower room, WC. On the first floor, a drawing room/library with parquet floor, woodburner, dressing room, two bedrooms, amongst one with a balcony as well as a tiled bathroom. On the second floor, a large bedroom with exposed beams and Velux. A very nice courtyard and a covered terrace. Ideal for a secondary home.



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.



DESCRIPTION

Here is a more precise description;

At ground floor, entrance, living room, fitted kitchen(25,15m²), tiled floor, exposed beams. Dining room(17,55m²), tiled floor, exposed beams, stone walls. French doors leading in the courtyard. Shower room, WC, storage and laundry room. A wooden staircase leads you on the first floor, comprising a living room/library(16m²), parquet floor, chimney, a bedroom with parquet floor(12,15m²), another bedroom(12,85m²) with balcony, a laundry room, a bathroom tiled(7,20m²), WC. Another nice wooden staircase leads on the second floor, exposed beams, loggia(11,40m²), large bedroom(16m²) with Velux, parquet floor, an office(8,15m²). The outdoors are comprising a courtyard(40m²), a covered terrace(11,65m²). Excellent rental income in high season. Close to all amenities in this beautiful medieval village.

LOCAL TAXES

Taxe habitation: EUR

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

NOTES