

Recent house 3 bedrooms | hectare of wooded land and watercourse

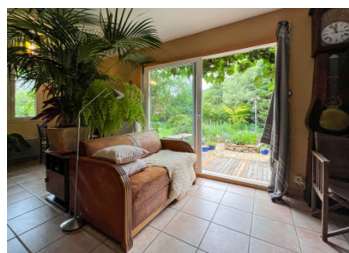


INFORMATION

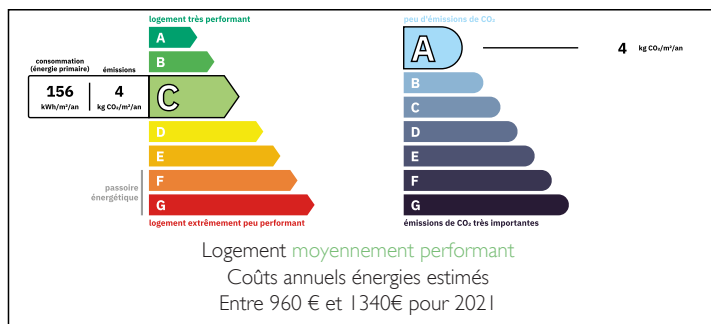
Town:	Le Bugue
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	105 m2
Plot Size:	11000 m2

IN BRIEF

Recent house, facing south, offering an ideal living environment including open kitchen, living room and dining room forming a friendly space. Living room with a wood stove, adding a warm atmosphere.



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

Recent house, facing south, offering an ideal living environment including open kitchen, living room and dining room forming a friendly space. Living room with a wood stove, adding a warm atmosphere. From this room, access to an outdoor terrace equipped with an ornamental pond, thus creating a relaxation area. Hallway, three bedrooms, two of which have cupboards and French windows, bathroom, WC and storage room. Comfort and functionality are at the rendezvous. Enclosed wooded land, formerly used as a nursery with good commercial visibility. Vegetable greenhouses for growing fruit and vegetables all year round. Wooden shed including irrigation pump allowing a practical storage space or a point of sale and / or reception. Pond and stream crossing the property adding a "natural" touch. Electric heating, septic tank sanitation, double glazing joinery.

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

LOCAL TAXES

Taxe foncière: 1242 EUR

Taxe habitation: EUR

NOTES