

Village house with adjoining gîte, courtyard and outbuildings. Quiet neighbourhood yet close to shops.



INFORMATION

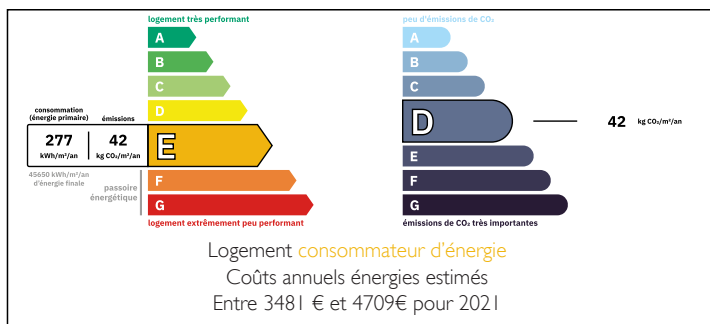
Town:	La Roche-Chalais
Department:	Dordogne
Bed:	5
Bath:	2
Floor:	170 m2
Plot Size:	285 m2

IN BRIEF

This double house is located in a very quiet part of the village, just a short walk from the shops and only 200 m from the river, accessible via a small path at the end of the street. It has 2 separate entrances, making it possible to rent out part of the house as a gîte. Upstairs, a door separates the 2 parts, allowing the property to be divided so that two additional bedrooms can be added for the gîte if required. The building is laid out around an inner courtyard, with a small enclosed garden for the gîte. A small wooden outbuilding on 3 levels includes a workshop, a garage, and a room upstairs. Situated 1 hour from Périgueux and Angoulême, and 1h15 from Bordeaux.

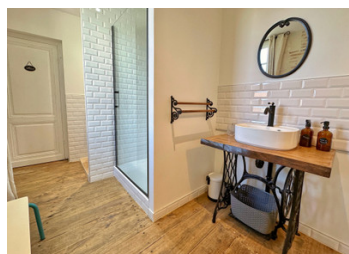


ENERGY - DPE



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: 1359 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

- + Central heating on main gas
- + Mains drainage
- + Double glazing
- + New roof
- + Electrics up to standards

MAIN HOUSE

GROUND FLOOR

- Large L-shaped living room of 25m² and dining room of 16.3m², opening onto the courtyard.
- Fitted kitchen of 8.4m²
- wc

ON THE FIRST FLOOR

- 14.6m² bedroom
- 12.5m² bedroom
- Bedroom 10.8m² with dressing room 7.8m²
- Bedroom 16.3m²
- Shower room 5m²
- Dressing 3.5m²

GÎTE

GROUND FLOOR

- 24.3m² living room with open-plan kitchen
- Fenced garden of 15m²

1st FLOOR

- 18m² bedroom
- 6.5m² shower room

OUTSIDE

- Boiler/laundry room 8m²
- Shed/workshop 14m²
- First floor room 12m²
- Garage 14m² below
- Gravelled courtyard with trees of approximately 100m²

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