

Village house in a very quiet area, with 3 bedrooms, and garden with barn across the street.



INFORMATION

Town:	Saint Aulaye-Puymangou
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	130 m2
Plot Size:	591 m2

IN BRIEF

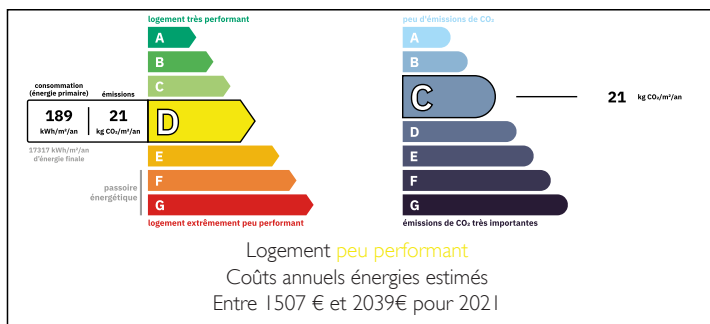
This small house is located in a very quiet part of the village, with all shops within walking distance, as well as a very pretty riverside beach.

Just 10 minutes from Aubeterre sur Dronne, one of the most beautiful villages in France, and 15 minutes from Ribérac, a small town with all amenities and famous for its large weekly market.

45 minutes from Périgueux, 50 minutes from 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: 450 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

- + Connected to mains drainage
- + Gas central heating and electric heaters in the bedrooms
- + Fibre available

GROUND FLOOR

- Veranda with kitchen (7.8m²)
- Dining room (22.5m²)
- Study (8.95m²)
- Shower room with wc (6m²)
- Sitting room with fireplace and wood burner (28.7m²)

1st FLOOR

- Landing (15.3m²)
- 3 bedrooms of 20.3m², 10.3m² and 9m² respectively (* Door height: 1.10m !)
- Bathroom with wc (3,5m²)

OUTSIDE

- Garden across the road from the 500m² house
- Barn with workshop (54m² floor area)
- Water well

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