

Village house to refresh (92m2), and large, flat, fenced garden (3000m2), 4km from Montignac/Lascaux.



INFORMATION

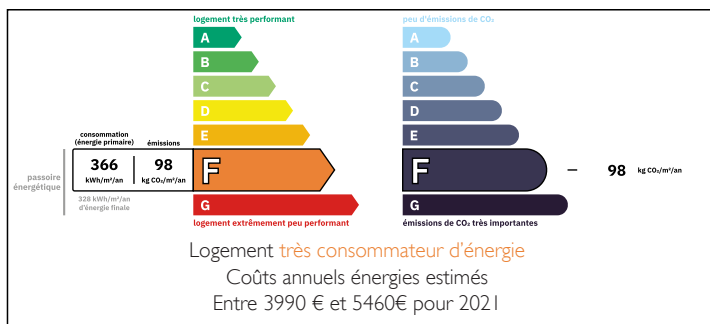
Town:	Auriac-du-Périgord
Department:	Dordogne
Bed:	2
Bath:	2
Floor:	91.65 m2
Plot Size:	3000 m2



IN BRIEF

A characterful, stone, house (91.65m2) located on the edge of a lively village, just 4km from Montignac Lascaux. Large, flat, garden (3000m2) with mature trees, giving both countryside and village views. Easy walking distance to the centre of the village, which has a very active Marie and an international population.

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: 591 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

A characterful, village, stone house in good condition but would benefit from a refresh. Gates into an enclosed courtyard. Steps up to the kitchen (11.75m²) and first shower room (7.75m²). Steps up to french doors from the kitchen lead to a half covered terrace (30m²) with garden and village views.

A corridor off the kitchen leads to the first bedroom (11.76m²). The second bedroom (9.79m²) is next off the corridor, and it ends in what is currently a large open plan sitting/dining room (35m²) but which has sliding doors to separate it in half. There is a second shower room (4.6m²) off the sitting room and french doors lead onto a second terrace (13m²) from the dining area.

There are 2 large cellars below the house and a garage area under the terrace. The garden (3000m²) is large, fully fenced and flat. There are some mature fruit trees and it is drained.

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