

SOLD WITH TENANT - Single-storey bungalow with 3 bedrooms. Quiet neighbourhood, close to shops and amenities.



INFORMATION

Town:	Saint Aulaye-Puymangou
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	90 m2
Plot Size:	2173 m2

IN BRIEF

SPECIAL INVESTOR.

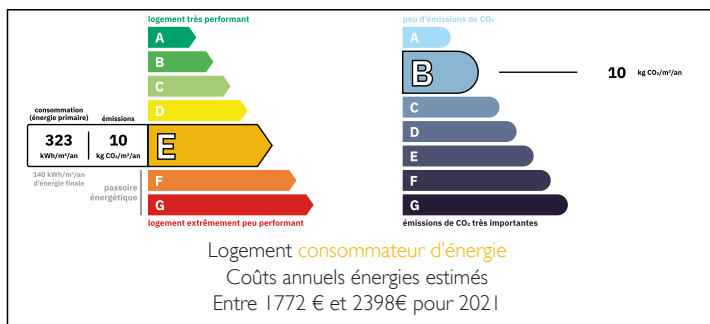
This house is located in a pretty village of the Périgord Vert, within walking distance of all shops and facilities, in a residential area of the village. It requires major refurbishment and bringing up to standard, but has great potential. Its large wooded plot can be divided into several building plots.

***Rental income: €571/month.

- 15 minutes from Ribérac, a small town with all amenities.
- 50 minutes from Angoulême and Périgueux.
- 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.



DESCRIPTION

- Electric convectors heating
- Recent water heater
- Double glazing
- Insulated roof
- Mains drainage

- Kitchen: 12 m2
- Living/dining room: 25.6 m2
- Bedroom 1: 13.3 m2
- Bedroom 2: 12.8 m2
- Bedroom 3: 11.8 m2
- WC
- Garage: 16m2

LOCAL TAXES

Taxe foncière: **641 EUR**

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

NOTES