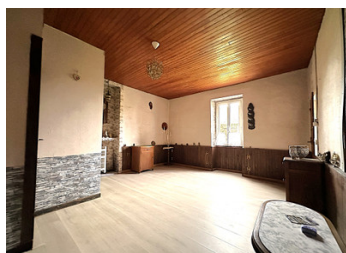


Stone built bungalow with barn/outbuildings and garage with 4000m garden.



INFORMATION

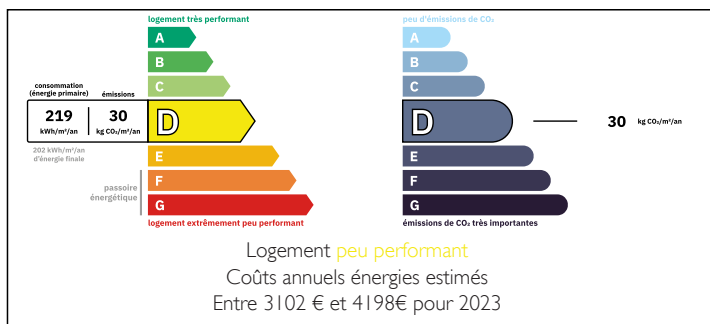
Town:	Génis
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	135 m2
Plot Size:	4264 m2



IN BRIEF

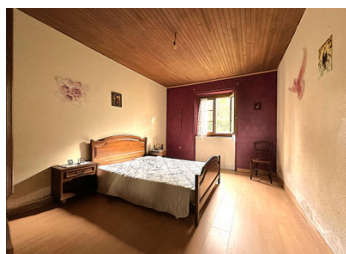
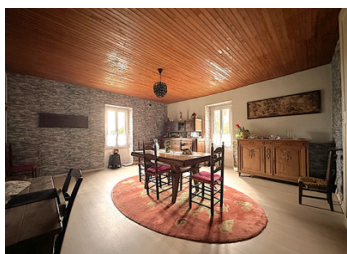
This house was built near Lanouaille and Genis, 5 minutes from all amenities (by car). The house is liveable and has double glazing, wood pellet burner and gas central heating, the septic tank is up to standards. The house is in need of refreshing and will need work doing.

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

The bungalow is around 135m², it is composed of an entrance into the kitchen, living room, shower room and separate WC. A hallway leads to 3 bedrooms, a utility room, a shower room with WC. Large convertible loft space and cellar.

The garden is 4000m² where you will also find a water well.

The barn is around 65m², currently used as storage space.

Carport of 50m², possible to access with a camping car.

Workshop of 20m².

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

LOCAL TAXES

Taxe foncière: 550 EUR

Taxe habitation: EUR

NOTES