

Large Village property with lots of potential



INFORMATION

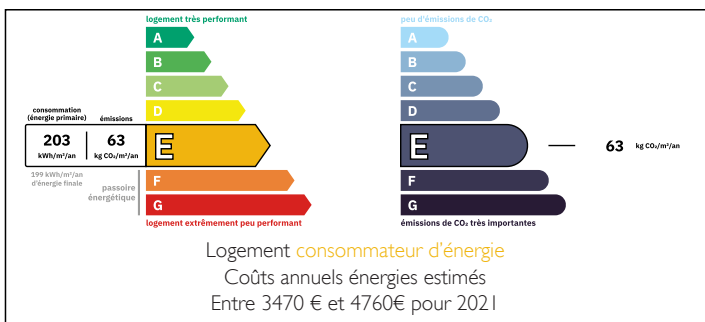
Town:	Mareuil en Périgord
Department:	Dordogne
Bed:	5
Bath:	1
Floor:	218 m2
Plot Size:	336 m2

IN BRIEF

This property will appeal to investors, entrepreneurs and families alike, thanks to its privileged location, spacious volumes and diverse occupancy possibilities.

Located in a thriving village, it promises a dynamic and pleasant living environment.

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

on the ground floor, You will find :

- Independent entrances
- Living room with parquet flooring and open fireplace, creating a cosy atmosphere.
- Bedroom with wardrobe
- Large kitchen in need of renovation, leading to the first floor via a beautiful wooden staircase .
- Very clean living/dining room with parquet floor and open fireplace, ideal for entertaining.
- Cellar/laundry room
- Shower room with basin and shower, plus separate WC.

Upstairs, you'll discover :

- Five Spacious bedrooms , with wood-panelled ceilings and carpet or parquet flooring
- Bathroom with washbasin and bathtub
- Separate WC

In addition, the house has a beautiful attic that could be converted, with high ceilings.

Special features

- small rear courtyard, no garden.
- cinema room with balcony,

Oil-fired heating, Mains drainage

Don't miss this unique opportunity to acquire a house with great potential, offering countless possibilities for development and use.

LOCAL TAXES

Taxe habitation: 1103 EUR

NOTES