

Three bedroomed stone house in a small quiet hamlet. Lovely roof top terrace with spectacular views.

EXCLUSIVE



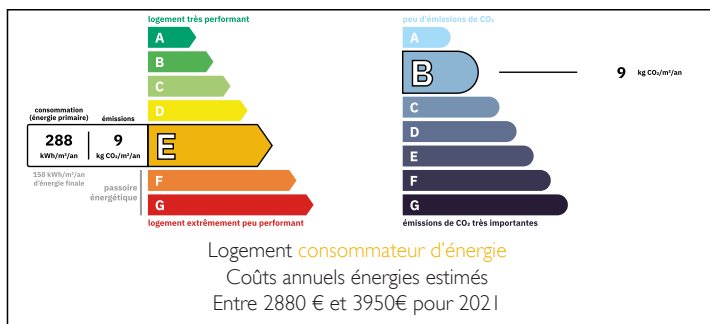
INFORMATION

Town:	Bouteilles-Saint-Sébastien
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	165 m2
Plot Size:	92 m2

IN BRIEF

This is a very nice and well maintained property and is tucked away in a small and very quiet hamlet yet is just a short distance to the village of St Severin with it's shops, bars/restaurants, medical centre and school. The house comprises of a downstairs entrance hall that leads into a kitchen/dining and living area, there are also two downstairs bedrooms and a shower room with toilet. Going up the stone spiral staircase one enters into a large open plan kitchen/dining and living room with a chimney, from the living room there is the third bedroom with it's en-suite shower room and toilet. There are stairs leading up to the gorgeous roof top terrace that has recently been re-sealed and tiled. From this lovely terrace one has the most stunning views across the beautiful rolling countryside and...

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

In Greater detail.

Downstairs :

Entrance hall - 20.55 m²

Kitchen/dining/living area - 28.40 m²

Bedroom 1 - 14.55 m²

Bedroom 2 - 9.65 m²

Shower room with wc - 3.45 m²

Storage room - 3.65 m².

Upstairs :

Kitchen/dining/living area - 64.40 m²

Bedroom - 14.05 m²

En-suite shower room with wc - 6.20 m²

Roof top terrace - 20 m²

Parking area - 72 m²

Taxe foncière 912€

Electric heating and chimney

90% Double glazing

Fully furnished (if wanted).

All roof tiles are clipped

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

LOCAL TAXES

Taxe foncière: 912 EUR

Taxe habitation: 562 EUR

NOTES