

Historical village house with commercial area and garden in the heart of Excideuil.

EXCLUSIVE



INFORMATION

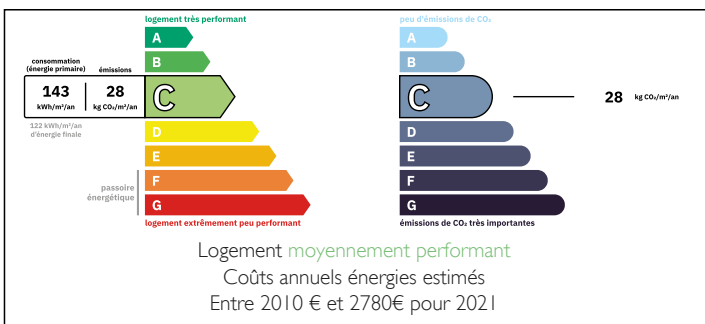
Town:	Excideuil
Department:	Dordogne
Bed:	5
Bath:	3
Floor:	230 m2
Plot Size:	502 m2

IN BRIEF

This charming, historical stone property is situated in the heart of Excideuil in the Green Perigord, all amenities can be reached by foot.

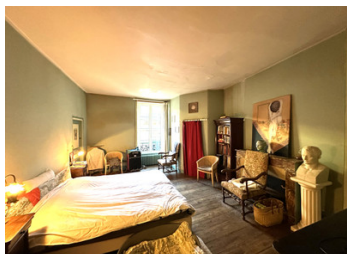
The house is liveable straight away and is composed of 5 bedrooms and a commercial area on the ground floor, there is also a garage to park the car, small outbuilding and a private garden.

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 house offers around 230m², composed of the ground area being the a current commercial area with reception, office, 2 WC, a shower room and access to the garden where you will find a garage and a shed/workshop.

First floor: Lounge/dining room with fitted kitchen and access giving onto the private terrace area looking over the garden.

2 spacious bedrooms, office and shower room.

Second floor: lounge area with small kitchen, 2 bedrooms, shower room with WC, mezzanine could be used as a bedroom or office.

Roof partly redone in 2024, mains drainage, oil or wood central heating.

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

LOCAL TAXES

Taxe habitation:

EUR

NOTES