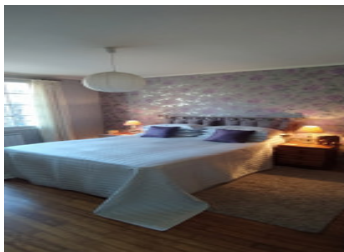


House of 7 rooms with 4 bedrooms . Converted basement .Electric heating, garage. and garden of 1200sqm .



INFORMATION

Town:	Mussidan
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	165 m2
Plot Size:	1200 m2

IN BRIEF

Location: Located on the heights of Mussidan, in a quiet cul-de-sac with a beautiful view to the west.

Ground floor:

Entry

Bathroom

WC

Kitchen with pantry overlooking a terrace

Corridor serving 2 bedrooms to the east

Large living/dining room to the west with access to the terrace

Converted basement:

Utility area

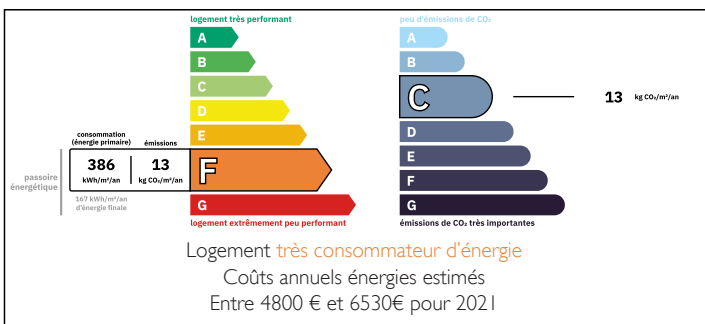
Bathroom

WC

Dining room

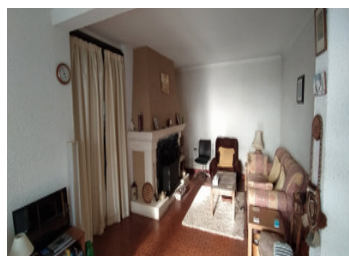
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ENERGY - DPE



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

Characteristics of the House:

Location: Located on the heights of Mussidan, in a quiet cul-de-sac with a beautiful view to the west.

Ground floor:

Entry

Bathroom: 3.30 m²

Separate WC

Kitchen with pantry: 14.50 m², overlooking a terrace

Corridor serving::

2 bedrooms to the east: 12 m² and 13.50 m²

Large living/dining room to the west: 28.50 m² with access to the terrace

Converted basement:

Utility area:: 9 m²

Bathroom with WC: 2 m²

Dining room: 16 m²

Living room with fireplace: 24.50 m²

1 bedroom: 11 m²

2 Bedroom 14 m²

Outside:

Adjoining garage

Garden of 1200 m² with garden shed

Parking

...

LOCAL TAXES

Taxe foncière: 1075 EUR

Taxe habitation: EUR

NOTES