

Red stone, period property of 104m2 with 3 bedrooms, 2 shower rooms, garden, terrace and above ground pool.

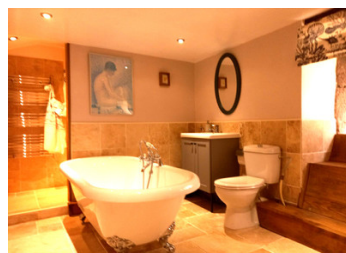
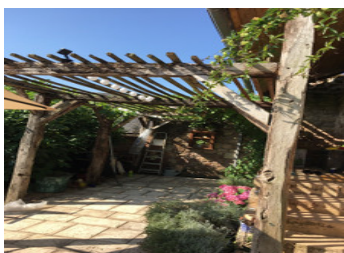


INFORMATION

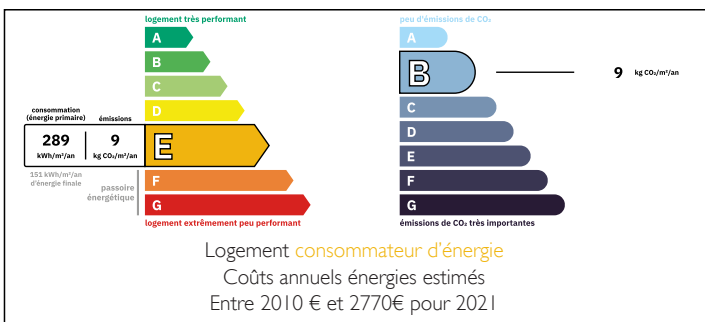
Town:	Villac
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	104 m2
Plot Size:	1151 m2

IN BRIEF

A characterful, red stone property (104m2) on the edge of a village with countryside views. It has 3 bedrooms, 1 shower rooms with toilet, one bathroom with a shower and toilet, and an open plan sitting/dining room. It has a mature, well-maintained garden (1150m2), a covered terrace, above ground pool (5.5m) and parking.



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

A characterful, village property built from warm red stone and maintained to an excellent standard. It has an open plan feel downstairs with a large sitting/dining kitchen of 46m². A wooden staircase leads up to 2 bedrooms (10m² and 17m²), one of which has an ensuite shower room and toilet (2.5m²).

A second wooden staircase leads down from the kitchen to a third bedroom (17m²) and a second bath and shower room with toilet of 26m². There is a separate entrance to this downstairs bedroom down some steps from the garden.

The garden is mature, well maintained and measures 1150m². It is completely fenced, has a poly tunnel and an above ground pool of 5.5m diameter. There is also a terrace which is shaded by vines growing over the wooden frame over it.

The house benefits from double glazing, electric central heating and a log burner. It is connected to mains drains.

Terrasson 9km

Montignac 21km

Brive 31km

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

LOCAL TAXES

Taxe foncière: 750 EUR

Taxe habitation: EUR

NOTES