

## Old stone 3-bedroomed farmhouse in hamlet in the Green Périgord



## INFORMATION

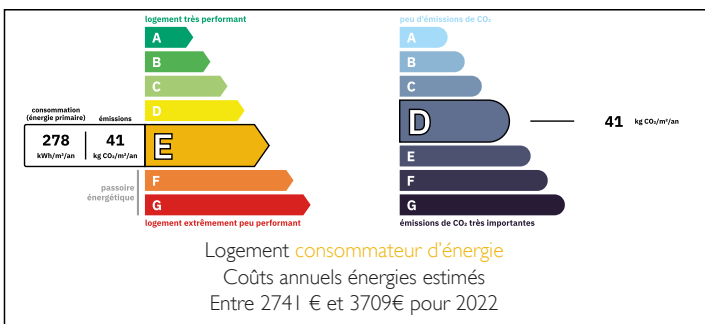
|             |                     |
|-------------|---------------------|
| Town:       | Mareuil en Périgord |
| Department: | Dordogne            |
| Bed:        | 3                   |
| Bath:       | 1                   |
| Floor:      | 165 m2              |
| Plot Size:  | 192 m2              |



## IN BRIEF

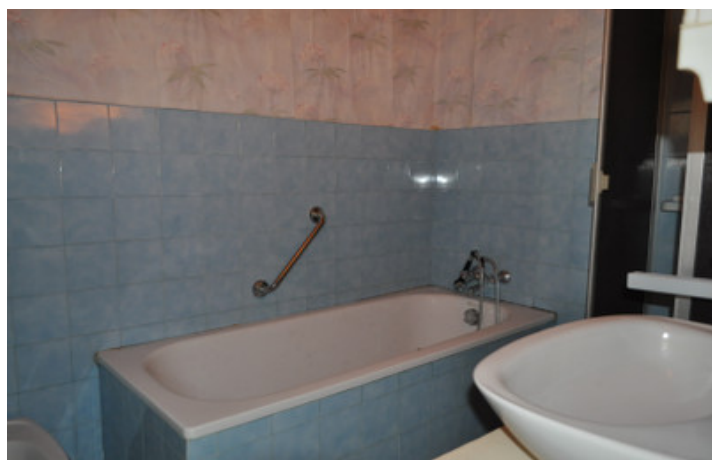
This property is to be found in a small hamlet in the Green Perigord, 6km from Mareuil-en-Périgord and near the Tour Blanche with its weekly market, shop, medical centre, school and chemist. Peace and quiet is guaranteed in this property..

## 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

Downstairs. There is an entrance hall (6.36m<sup>2</sup>), leading into a large kitchen/dining room (25.83m<sup>2</sup>) with a tiled floor. There's also a separate sitting room (10.77m<sup>2</sup>). Upstairs there are three good-sized bedrooms (36.92m<sup>2</sup>; 23.13m<sup>2</sup>; 13.97m<sup>2</sup>). Gas central heating. Next to this is an older part of the house, dating from 18th century which needs restoring. This consists of a spacious kitchen 35.35 m<sup>2</sup> and a bath and shower room (4.47m<sup>2</sup>) which is operational. W.C. Outbuildings: Barn 65.36m<sup>2</sup>. Hangar: 51.5m<sup>2</sup>. Woodshed: 11m<sup>2</sup>. Buildings for animals: 23.33m<sup>2</sup>

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

## LOCAL TAXES

**Taxe foncière: 780 EUR**

**Taxe habitation: EUR**

## NOTES