

Village house 110m2, 4 beds , open plan sitting/dining/kitchen 35m2 garden, 4650m2, garage & pool 10m x 5m.

EXCLUSIVE



INFORMATION

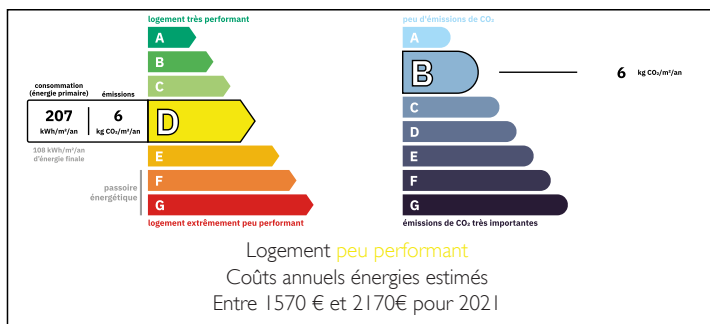
Town:	Auriac-du-Périgord
Department:	Dordogne
Bed:	4
Bath:	1
Floor:	110 m2
Plot Size:	4650 m2

IN BRIEF

Village house with 4 bedrooms 10m2, 12.5m2, 8.5m2, 9.5m2, a large sitting/dining/kitchen room 35m2, a bathroom and a second Wc. The house has electric radiators and a log burner and is neutrally decorated throughout. There is a balcony off the kitchen and two covered terraces. The garden is flat and is 4650m2. There is a large garage 110m2 and a heated pool of 10m x 5m.



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.



LOCAL TAXES

Taxe foncière: 1194 EUR

Taxe habitation: EUR

DESCRIPTION

Located in a small village 4km from Montignac Lascaux 24290 is this house set all on one floor . Stairs at the front lead up to a covered terrace (11m2) and a large sitting/dining/kitchen area of 35m2.

A hall leads to 4 bedrooms (10.2m2,12.6m2,8.4m2,9.6m2) a bathroom of 5.4m2 with a shower over the bath, sink and toilet and a second separate Wc.

The house has electric radiators and a log burner and is neutrally decorated throughout. There is a balcony of 18m2 off the kitchen accessed by french doors.

The garden is flat and measures 4650m2. Stairs from the living room lead down to a large garage of 110m2, currently used as a games area. There is a heated pool of 10m x 5m with a second covered terrace of 27 m2.

Sarlat 30km

Brive 40km

Périgueux 40km

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

NOTES