

A nice sized 3 bedroom house at the edge of a hamlet overlooking cornfields

EXCLUSIVE

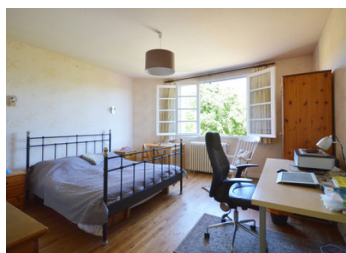


## INFORMATION

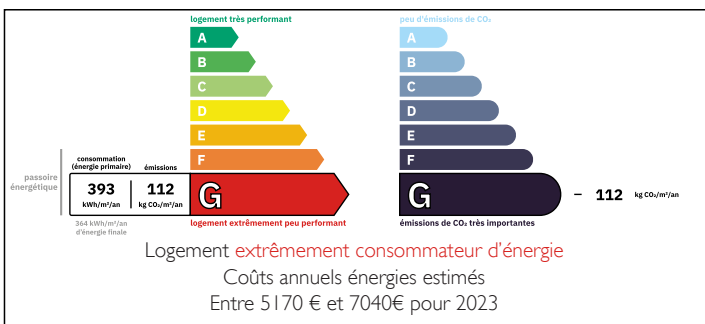
Town:	Limeyrat
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	114 m <sup>2</sup>
Plot Size:	710 m <sup>2</sup>

## IN BRIEF

A practical and neat 3 bedroom house in a peaceful setting and although semi detached to a medieval stone property behind, the house is completely orientated the other way towards the open cornfields and landscape. The upstairs is well planned with 3 nice sized bedrooms all with lovely views and two up-to-date bathrooms. The garage could easily be developed into a large kitchen or sitting room giving the property further potential.



## 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

House

Ground floor

Kitchen 12 m<sup>2</sup>

Sitting room with wood burner 23 m<sup>2</sup>

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Garage 18 m<sup>2</sup>

Utility/boiler room 13 m<sup>2</sup>

First floor

Landing 6 m<sup>2</sup>

1st bedroom with walk in closet 18 m<sup>2</sup>

Bathroom with bath washbasin and w/c 5 m<sup>2</sup>

Corridor 3 m<sup>2</sup>

2nd bedroom 22 m<sup>2</sup>

Washroom with shower, washbasin and w/c 6 m<sup>2</sup>

3rd bedroom 19 m<sup>2</sup>

Outside

Barn with cistern and water pump 19 m<sup>2</sup>

Garden room with washbasin 3 m<sup>2</sup>

Workshop/studio with large windows 14,5 m<sup>2</sup>

Land 710 m<sup>2</sup>

Amenities

Baker, primary school and restaurants 2 minutes by car

Nearest supermarket 13 minutes

Nearest SNCF train station (Thenon) 14 minutes

Nearest airport (Brive) 50 minutes

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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: 524 EUR

Taxe habitation: EUR

## NOTES