

Two-bedroom stone house with large basement and garden

EXCLUSIVE



INFORMATION

Town:	Siorac-en-Périgord
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	88 m2
Plot Size:	1933 m2

IN BRIEF

Located in a quiet and pleasant neighbourhood, this charming stone house comprises a living room, a separate kitchen with access to a large terrace in an ideal location, two bedrooms, a bathroom with shower and bathtub, and a separate toilet.

The basement, with access from inside or directly to the garden, benefits from generous proportions and could be converted to suit your needs: additional rooms, storage space, professional activity, etc.

The garden benefits from mature trees and plants, adding to the charm of the property.

Some renovation works will be required.

Village centre and all amenities 1 km away.

The charming villages of St-Cyprien and Belvès are less than 10 minutes away.



ENERGY - DPE

DPE not required.

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

Entrance hall 5.1 m²
Living room 34 m²
Kitchen 12 m²
Hallway 5 m²
Bathroom (shower + bathtub) 6.5 m²
Right bedroom 15.5 m²
Left bedroom 12.5 m²
Toilet 1 m²

EXTRAS

Large basement with a total area of approximately 100 m², currently consisting of a garage (68 m²) and a workshop area (28 m²)

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

LOCAL TAXES

Taxe foncière: 1011 EUR

Taxe habitation: EUR

NOTES