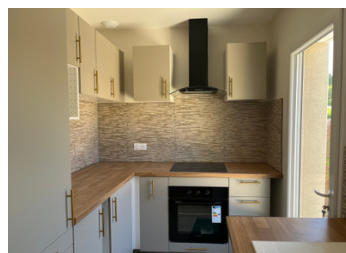


New house with approx. 100 m of living space in a quiet location



## INFORMATION

Town:	Montcaret
Department:	Dordogne
Bed:	2
Bath:	2
Floor:	101 m <sup>2</sup>
Plot Size:	266 m <sup>2</sup>

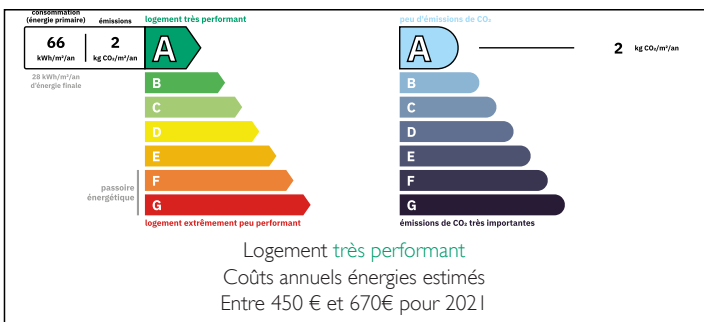
## IN BRIEF

New house with all mod cons of approx. 100m<sup>2</sup> in a senior village for the over-55s, on a plot of 266m<sup>2</sup>. The house has a large, bright living area (kitchen opening onto the dining room and lounge), a bedroom with an independent shower room (shower, sink and wc), a storeroom, a 2nd bedroom with a dressing room and a large shower room (shower, sink and wc), a terrace and a garden with parking.

It is located in a small Périgord village in the heart of the Dordogne, between Bergerac and Libourne, 30 minutes from St Emilion and 1 1/2 hours from Bordeaux and Périgueux.

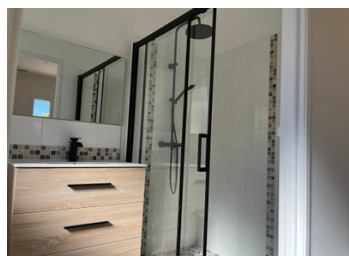
You have access to the private communal area: leisure area, garden, sauna, hammam and jacuzzi.

## 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

New single-storey house of approx. 100m<sup>2</sup> on a plot of 266m<sup>2</sup>, enclosed, with terrace, garden and parking.

The house has

- Entrance hall of approx. 4m<sup>2</sup>.
- a large, light-filled living area: open-plan kitchen, lounge/dining room of over 40m<sup>2</sup>.
- a bedroom of approx. 10m<sup>2</sup> with its own shower room: shower, sink, wc
- a bedroom of approx. 11m<sup>2</sup> with dressing room and large shower room (shower, sink, WC)
- a storeroom

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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 habitation: EUR

## NOTES