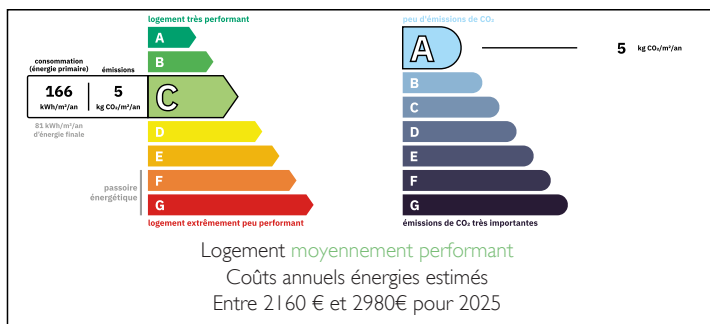


Stone house of 180m2, 6 rooms, equipped kitchen, office, storeroom. Garden ,pool, garage and well

EXCLUSIVE



ENERGY - DPE



INFORMATION

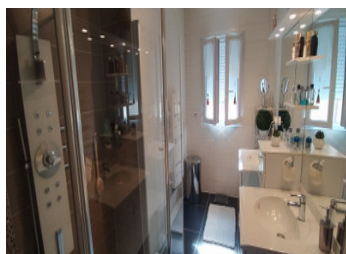
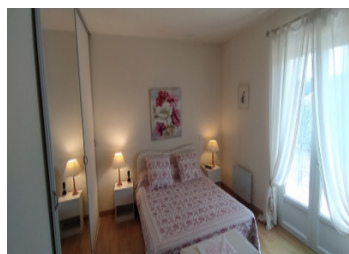
Town:	Neuvic
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	180 m2
Plot Size:	1132 m2

IN BRIEF

Come discover this old farmhouse completely renovated by the owners with all modern comforts. This single-storey stone house of 180m2 renovated in 2000 includes a fitted kitchen, a dining room and a living room with chimney in a row with beautiful bay windows, a cellar with cumulus, an office, a small complementary kitchen. In the sleeping area, 3 bedrooms with wardrobes and 2 shower rooms and 2 toilets. Cumulus. Magnificent garden of 1132m2 and its swimming pool of 7 x 5 with chlorine. Closed outdoor garage and its open extension. PAC, Double glazing. Electric convectors. Water softener. Roof in good condition with glass wool and cotton insulation. Well and electric gate. Sanitation by septic tank. Alarm.

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

Come discover this old farmhouse completely renovated by the owners with all modern comforts. This single-storey stone house of 180m2 renovated in 2000 includes a fitted kitchen, a dining room and a living room with chimney in a row with beautiful bay windows with an area of 70m2 approximately, a cellar with cumulus, an office, a small complementary kitchen. In the sleeping area, 3 bedrooms and 2 shower rooms and 2 toilets.

Magnificent garden and swimming pool of 6 x 4 with chlorine.

Outdoor garage and its open extension.

PAC, Double glazing. Electric convectors

Roof in good condition with insulation by glass wool and cotton.

Well and electric gate. Septic tank sanitation.

Alarm.

10 minutes walk from the city center of Neuvic with shops and pharmacy.

Intermarché 5 minutes by car.

Station and A89

35 minutes from Périgueux and 30 minutes from Bergerac airport.

I H from Bordeaux by train or car to choose...

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

LOCAL TAXES

Taxe foncière: 1500 EUR

Taxe habitation: EUR

NOTES