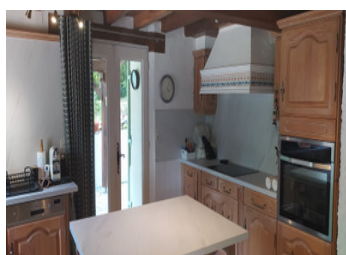
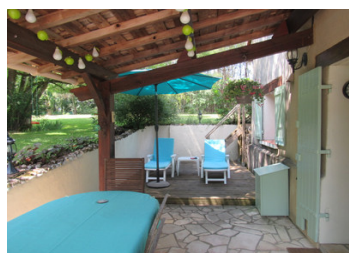


Longère comprising kitchen, dining room, living room, 4 bedrooms, 3 bathrooms toilet. garden, swimming pool,

EXCLUSIVE



INFORMATION

Town:	Sourzac
Department:	Dordogne
Bed:	4
Bath:	3
Floor:	180 m2
Plot Size:	6288 m2

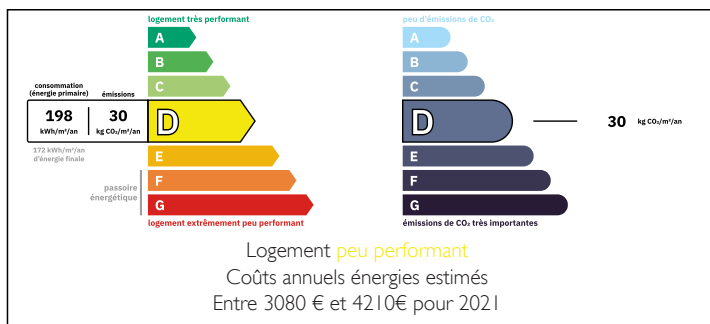
IN BRIEF

Very pretty farmhouse end 18th of 180m2 in very good condition and renovated with taste. Located in a beautiful green setting, it includes an open equipped kitchen of 15m2 on dining room 13m2, cellar 4m2, large living room of 38m2 with fireplace. 4 beautiful bedrooms of 16, 19, 13 and 16m2, 1 bathroom with shower and toilet of 7m2, 2 bathrooms with walk-in shower and toilet of 5 and 4m2, dressing 6m2.

Attached garage of 28m2. Beautiful salt pool with heat pump (5 x 11 m). Oil fired central heating. Two covered terraces including one 32m2. Optical fiber..

Close to shops, schools, train station, A89 10 minutes and 30 minutes from Bergerac airport.

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: 1635 EUR

Taxe habitation: EUR

DESCRIPTION

Very pretty longère fin 18 in very good condition and tastefully renovated of 180m², located in a beautiful green setting of 6288m²

On the ground floor: a fitted kitchen of 15m² open dining room 13m², 2 cellars 4m², large living room with fireplace 38m². bathroom with shower wc.

On the floor: a clearing with corner office of 13m². A corridor serves the 4 beautiful rooms of 16,19,13 and 16m², 2 bathrooms with walk-in shower and toilet of 5 and 4m² each, dressing room of 6m², corner library of 6m².

Oil-fired central heating.

Internet via optical fiber..

Attached garage of 28m².

Beautiful salt pool with heat pump (5x11).

Two covered terraces, one of which is 32m².

Close to shops, schools, train station, A89 10 minutes by car and 30 minutes from Bergerac airport and 1 hour from Bordeaux.

No neighbours, quiet place

Very nice opportunity to seize in Périgord Blanc.

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

NOTES