

Stone house situated in a peaceful and isolated setting with 3 bedrooms, cellar, garage and large garden.



INFORMATION

Town:	Allemans
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	165 m2
Plot Size:	3020 m2



IN BRIEF

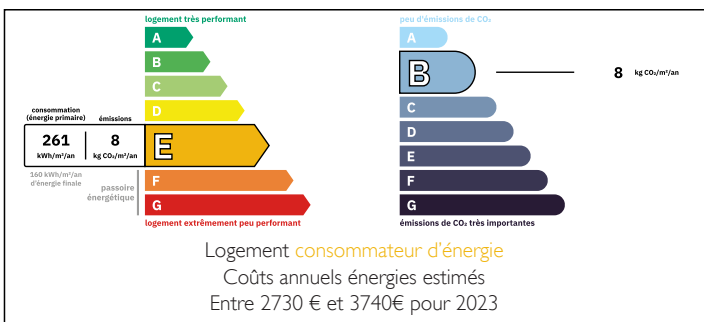
This semi-detached property is nestled in a tranquil countryside location surrounded by nature, providing a lovely retreat from the bustle of everyday life and for anyone seeking privacy, character, and the beauty of rural living.

This nice stone-built home offers 3 spacious bedrooms – ideal for family living or guest accommodation.

The property has a large garden with a well and is perfect for outdoor relaxation, gardening, or entertaining. there is also a large cellar that offers excellent storage and space to have a potential wine cellar ! The garage is great for parking ones car and again good for additional storage space.

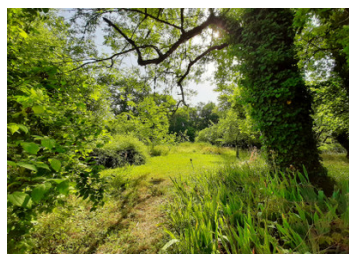
There is an air-to-water heat pump (installed in 2021) that heats the radiators throughout the house and a wood burning stove provides additional heat in the living room.

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

The property in detail -:

Entrance hall - 4.75 m²
Living and dining room - 48.65 m² (with wood burning stove)
Kitchen - 15.05 m²
Utility room - 3.90 m²
Corridor (8.40 m²
Bedroom - 20.15 m²
Bedroom - 18.15 m²
Bedroom - 12.75 m²
Corridor - 13 m²
Bathroom - 10.90 m²
WC - 1.50 m².

Terrace - 18.70 m²
Cellar divided in 6 room of - 40 m², 35 m², 24.40 m², 24.15 m², 22.80 m², 9.60 m².
Garage - 37.75 m²
Old animal pens - 6.50 m²
Land - 3020 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: 1253 EUR

Taxe habitation: EUR

NOTES