

Pretty three bedroom village house with garden and panoramic views, only minutes walk from facilities.



INFORMATION

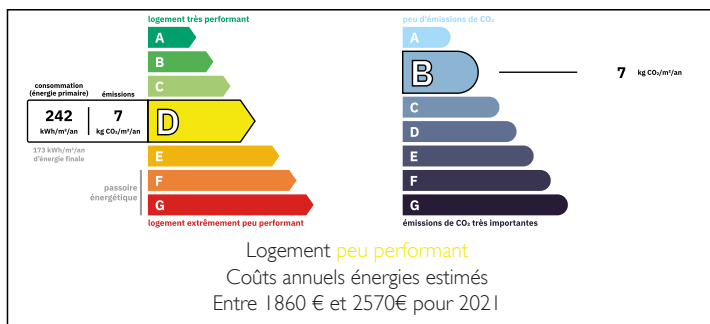
Town:	Savignac-Lédrier
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	135 m2
Plot Size:	278 m2

IN BRIEF

Very pretty house in excellent condition and in a superb location. Facilities nearby and the bigger town of St Yrieix close at hand. Lovely views from the compact easy to manage garden -a great find in this pretty Dordogne village.



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

Downstairs you find a good size dining room leading to a fitted kitchen via a comfortable lounge. To the rear is a room configured as a bedroom (with downstairs bathroom and WC) which, in turn, leads to a terrace overlooking the pretty garden.

The outside space is laid mainly to lawn with some well established shrubs and has superb views over the Dordogne countryside.

Upstairs there are two further bedrooms and a room currently used as storage/office which is easily big enough for a double bedroom. There is an additional bathroom and WC on this floor.

The attic is large and head high and could easily be converted.

All in all a great house in a pretty village with excellent facilities nearby. No work to do, just drop your cases and start living your French dream.

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