

Delightful one-bedroomed stone cottage with barn and garden situated in a hamlet.



INFORMATION

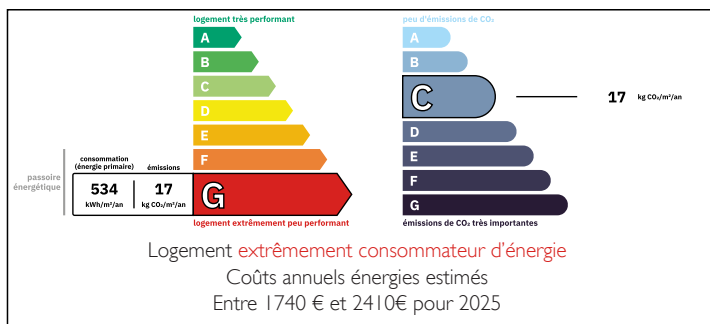
Town:	Mareuil en Périgord
Department:	Dordogne
Bed:	1
Bath:	1
Floor:	44 m2
Plot Size:	242 m2

IN BRIEF

This delightful stone cottage is to be found in the Green Périgord, only a few kilometres outside the attractive market town of Mareuil-en-Périgord. Mareuil is a country town with shops, supermarkets, chemists and a weekly market. There are also sports activities, like tennis available.

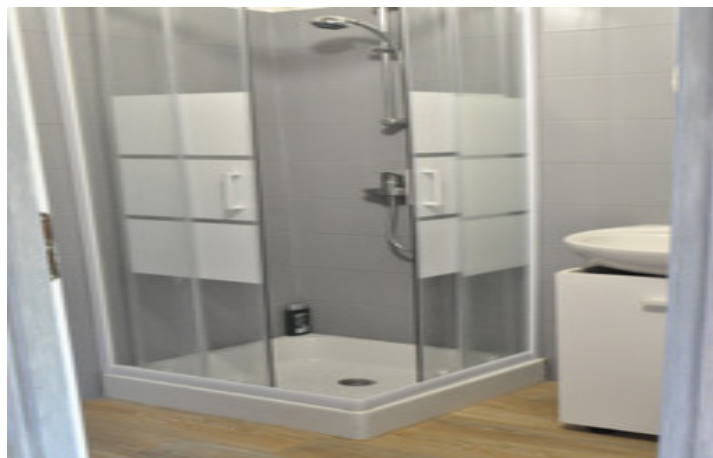


ENERGY - DPE



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

On the ground floor: spacious living area (40sq.m.), with wood stove as main heating. Corner kitchen equipped with cooker, fridge. Shower room. (2.73sq.m.) Separate toilet. Back door leading out to a small, sheltered garden. Upstairs: One large bedroom (10m2 with surfaces over 2.8m of height), built under the roof space with velux windows. A short walk from the house is a large stone barn (67sq.m) belonging to the house. A small courtyard has been created to install an outdoor hot tub.

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

LOCAL TAXES

Taxe foncière: 50 EUR

Taxe habitation: EUR

NOTES