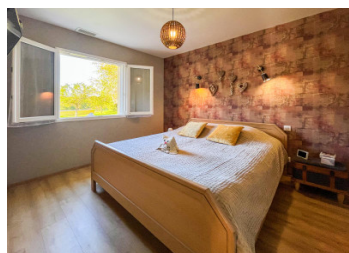
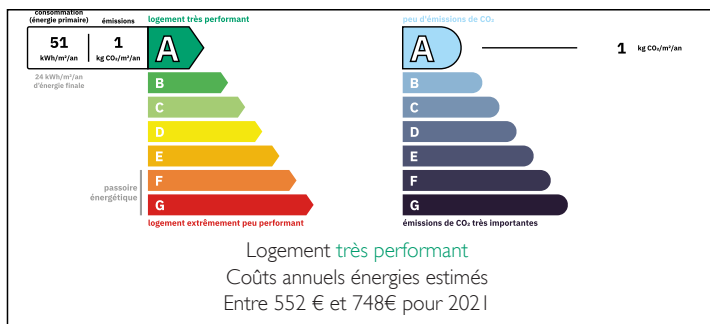


Charming Turnkey Single-Storey Property in Périgord Noir, Energy-Efficient



ENERGY - DPE



INFORMATION

Town:	Azerat
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	105 m ²
Plot Size:	1651 m ²

IN BRIEF

Elegant and modern property located in Azerat, between Thenon and Montignac.

This single-story 2021 construction of 105 m² features 2 bedrooms, including one with a large walk-in closet, a bright and spacious 47 m² open-plan living room and kitchen, and a modern, functional bathroom.

The house offers optimal comfort with double-glazed windows, an air-to-air heating system, high-performance insulation, and very low energy consumption (energy rating A/A). Set on a 1,500 m² landscaped plot, the property includes an independent chalet serving as a garage, as well as a workshop for DIY enthusiasts.

Close to all amenities (supermarket, bakery, pharmacy), just 5 minutes from Thenon and 20 minutes from the Montignac tourist site.

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

Located in the sought-after commune of Azerat, between Thenon and the famous tourist site of Montignac.

This single-story property, built on 105 m², combines modernity, comfort, and elegance.

The open-plan living room/kitchen of 47 m² is bathed in natural sunlight, offering a warm and welcoming living space.

The house features two bedrooms, including a master suite with a large dressing room, as well as a modern 7 m² bathroom.

Optimal comfort: double glazing, wall and attic insulation, efficient air/air heating system, and excellent energy ratings (A/A).

Enjoy very low annual energy consumption and a low property tax. The septic tank meets current standards, and the roof is new.

The 1,500 m² plot is easy to maintain. An independent chalet serves as a garage and storage space, with a small workshop for DIY projects. The land is buildable, offering additional potential according to your needs.

Turnkey property, modern, bright, and energy-efficient!!!

Close to all amenities (supermarket, bakery, pharmacy), 5 minutes from Thenon and 20 minutes from the Montignac tourist site.

The roof and installations are new, and the septic tank is up to standard.

This house is ideal for a couple looking for a calm and modern setting without having to maintain too much land.

New construction □ covered by the 10-year structural warranty.

LOCAL TAXES

Taxe foncière: 580 EUR

Taxe habitation: EUR

NOTES