

Dordogne- Périgord -Trélissac - Champcevinel: 140 m house with 4 bedrooms on one level in a quiet location



INFORMATION

Town:	Trélissac
Department:	Dordogne
Bed:	4
Bath:	1
Floor:	140 m2
Plot Size:	2406 m2



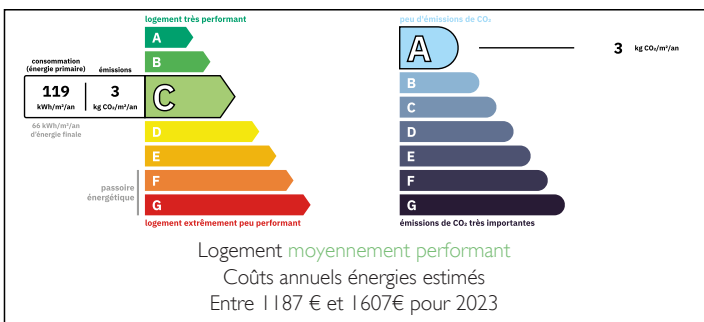
IN BRIEF

Dordogne - Périgord - Trélissac - Champcevinel. Single-storey house comprising: 1 garage, 1 kitchen opening onto 1 living/dining room, 4 bedrooms, 1 entrance hall, 1 WC and 1 shower room.

The advantages of this house:

- very well maintained
- double-glazed window frames
- built in 2007, very bright
- ducted air-to-air heat pump
- quiet residential area
- fibre optic connection
- 4 beautiful bedrooms
- close to all shops
- crawl space
- Energy performance rating C
- Panoramic view of the forest
- Beautiful, fully landscaped plot of land

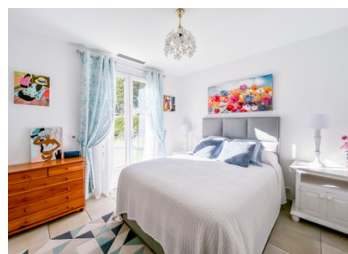
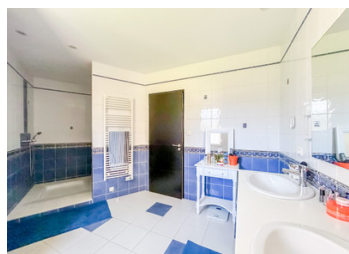
ENERGY - DPE



8 minutes from Périgueux hospital

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

Dordogne - Périgord - Trélissac - Champcevinel.
Single-storey house comprising: 1 garage, 1 kitchen opening onto 1 living/dining room, 4 bedrooms, 1 entrance hall, 1 WC and 1 shower room.

8 minutes from Périgueux hospital
9 minutes from the village of Champcevinel
11 minutes from the shopping area
14 minutes from the village of Trélissac

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