

3 bed house with garage and outbuildings on 1245m of garden fully enclosed.

EXCLUSIVE



## INFORMATION

Town:	Saint-Germain-des-Près
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	106 m2
Plot Size:	1295 m2

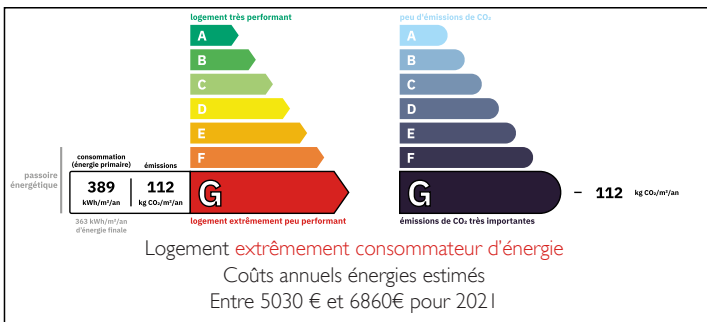


## IN BRIEF

The house is situated in St Germain des Près, close to Excideuil where you will find all local amenities. The house is on 1245m<sup>2</sup> of land fully enclosed with outbuildings.

The house needs some work to be done but is liveable.

## 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 house is composed of an entrance opening onto a living room with kitchen area to be fully renovated and access onto the terrace with views over the garden, there is a second kitchen with utility room, WC, shower room, bedroom with fireplace

First floor: Landing opening onto 2 bedrooms, one with a terrace and panoramic views.

Basement: workshop area and cellar.

Exterior: 3 outbuildings currently used as storage.

Individual septic tank, oil central heating, single glazed windows.

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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