

A pretty, detached 19th/20th century 6 bedroom house in a small market town close to shops and schools

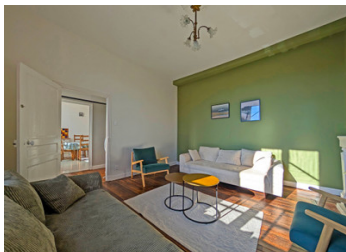


## INFORMATION

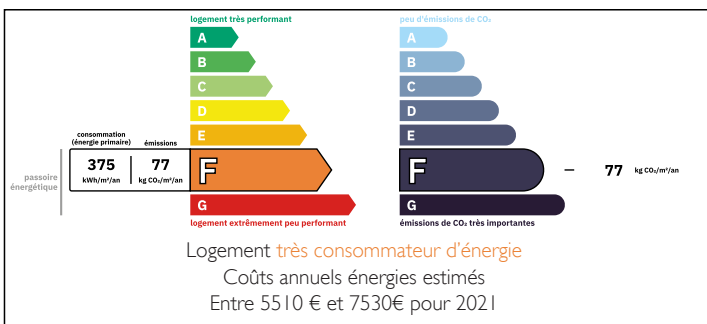
Town:	Excideuil
Department:	Dordogne
Bed:	6
Bath:	5
Floor:	171 m2
Plot Size:	593 m2

## IN BRIEF

A nicely restored 6 bedroom house with a kitchen on each floor so that the ground floor can be an independent 1 bedroom apartment if wished. The property has a discreet garden and balcony and is at the edge of a small, historic market town, close to country walks as well as shops and schools.

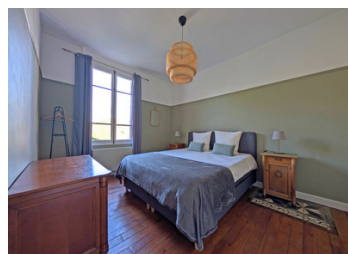
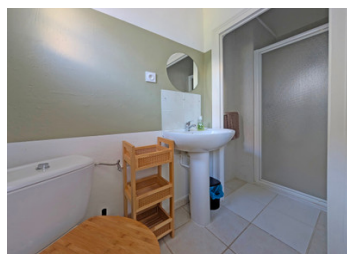


## ENERGY - DPE



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

Ground floor  
Kitchen (with fireplace and wood burner) 25 m<sup>2</sup>  
Sitting room 25 m<sup>2</sup>  
Pantry 2 m<sup>2</sup>  
1st bedroom 23 m<sup>2</sup>  
Bathroom with bath w/c and washbasin 7 m<sup>2</sup>  
Utility room and boiler 11,5 m<sup>2</sup>  
Workshop (former garage) 55 m<sup>2</sup>

1st floor (nearly all bedrooms on this floor have at least a small washroom of a shower washbasin and w/c averaging 3 m<sup>2</sup> unless indicated otherwise)

2nd kitchen 15 m<sup>2</sup>  
Dining room 16 m<sup>2</sup>  
2nd sitting room 17 m<sup>2</sup>  
2nd bedroom 12 m<sup>2</sup> (with washroom)  
3rd bedroom 12 m<sup>2</sup> (with washroom)  
4th bedroom 14 m<sup>2</sup> (with washroom)  
5th bedroom 14 m<sup>2</sup>  
6th bedroom 14 m<sup>2</sup> (with washroom)  
Balcony at each end on this level with steps down to the lane or rear garden

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

## NOTES