

Charming single-story house with a large terrace and land.



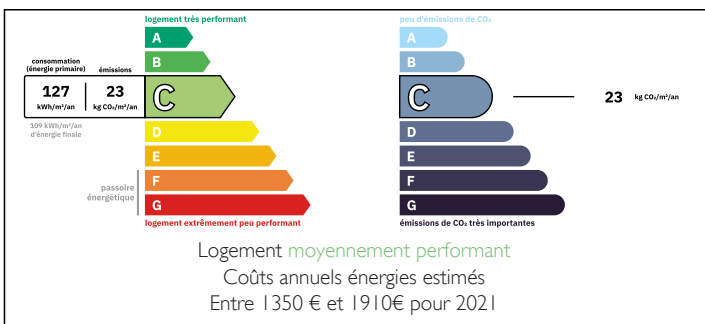
INFORMATION

Town:	Piégut-Pluviers
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	100 m ²
Plot Size:	1300 m ²

IN BRIEF

Chalet-style, this charming single-story house offers 2 bedrooms, a large living room, a shower room, a toilet, and a boiler room / utility room. Spacious covered terrace with views over the surrounding countryside. Quiet, wooded environment. 10km from PIEGUT.

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

This charming house includes:

- Large LIVING ROOM / KITCHEN: 52m²
- BEDROOM 1: 12m²
- BEDROOM 2: 11m²
- BATHROOM: 4m²
- TOILET
- Heating room / utility room

The living room opens onto a large covered terrace

-SHED

The house is surrounded by a plot of about 1300m², with a spacious covered terrace in front of the house, offering lovely views over the countryside. Some trees are already present, with the possibility of creating a vegetable garden or a swimming pool, depending on your wishes!

Just a walking distance from BUSSEROLLES for the first amenities (bakery), and PIEGUT 10km away for all shops.

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

LOCAL TAXES

Taxe foncière: **865 EUR**

Taxe habitation: **EUR**

NOTES