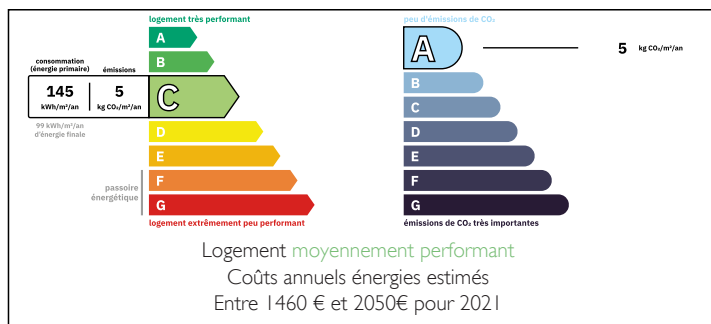


UNDER OFFER Beautifully maintained village property with 4 spacious bedrooms, garage and garden

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Mareuil en Périgord
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	131 m2
Plot Size:	294 m2

IN BRIEF

Charming and well-maintained village property in the sought-after village of Vieux-Mareuil, offering comfortable living and excellent energy features.

The house comprises on the ground floor an entrance hall leading to a spacious 36.6m² living area with lounge, office and dining space. The kitchen (13.69m²) sits at the rear of the property with lovely garden views and direct access to a terrace and well-kept garden. Also on this level are a utility room and WC, plus an integrated garage of approx. 14.4m².

Upstairs, there are four good-sized bedrooms (16.3m², 17m², 16m² and 16m²), a shower room and a family bathroom. The attic is accessible from one bedroom, offering additional storage. A rear bedroom opens onto a raised deck overlooking the garden.

The property benefits from mains drainage, water

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 village property has been well maintained over the years and is ready to move straight into.

On the ground floor, an entrance hall welcomes you into the home. To the left, you will find a spacious living area of approximately 36.6m², offering plenty of room for a lounge, office space and dining area. The kitchen, measuring 13.69m², is located at the rear of the property and enjoys lovely views over the garden, with a back door opening directly onto a terrace and the beautifully kept outdoor space. Also on this level are a utility room and a downstairs WC.

To the right of the entrance hall is an integrated garage measuring approximately 14.4m, which also houses the water softener system.

Upstairs, the property offers well-proportioned bedrooms (16.3m², 17m², 16m² and 16m²), along with both a shower room and a family bathroom. The attic is accessible from one of the bedrooms, providing further storage. From the rear bedroom, there is also access to a raised decked area overlooking the garden, a perfect spot to enjoy the peaceful setting.

The property is connected to mains drainage, water and electricity. It is heated via a log-burning stove in the living room, as well as an air source heat pump providing hot air and air conditioning in the living room and upstairs landing. The property also benefits from double glazing throughout.

This is a warm and inviting home with generous living space and a lovely flow between indoors and outdoors. Lots...

LOCAL TAXES

Taxe foncière: 910 EUR

NOTES