

4 bedroom family home in central village location with a beautiful garden.



INFORMATION

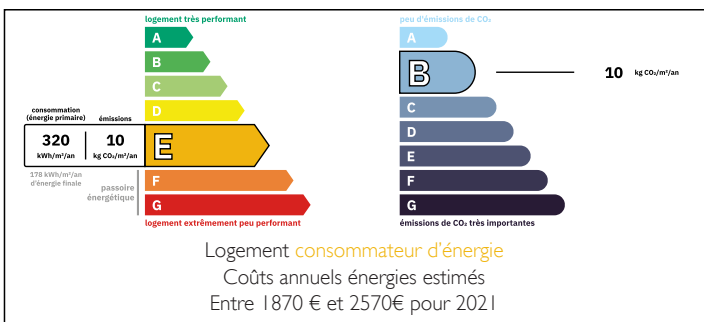
Town:	Saint-Saud-Lacoussière
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	109 m2
Plot Size:	912 m2



IN BRIEF

This property is located in the centre of a popular village. It has a village bakery, school, post office, minimarket, restaurants and bars. A 4 bedroom property, one on the ground floor with ensuite shower room. A pretty garden with patio. Driveway for off street parking and a garage.

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 property has double gates to enter the paved driveway. You enter the house into the KITCHEN 4.6m x 5.1m (23.46m²) a wooden handcrafted fitted kitchen with central kitchen table. Tiled floor and double glazed. The LOUNGE/DINER is off the kitchen 4.6m x 5.6m (25.7m²) a large room with open fireplace, tiled floor and double glazed. Double doors lead out onto the driveway. A hallway leads to a separate WC under the stairs and into the garage 2.8m x 6.2m (17.3m²) then into the entrance hall with the main front door leading out onto the street. The hallway also leads to the ground floor BEDROOM 3.8m x 3.5m (13.3m²) which can also be accessed from the kitchen. Patio doors lead onto the terrace. Also with an ensuite shower room. Upstairs you will find a separate WC and 3 double bedrooms. All double glazed with wood floors.

BEDROOM 1 3.8m x 3.5m (13.3m²)

BEDROOM 2 4.2m x 4.2m (17.6m²)

BEDROOM 3 3.9m x 4.7m (18.3m²)

A tiled bathroom 1.7m x 2.5m (4.2m²)

LOCAL TAXES

Taxe foncière: **1373 EUR**

Taxe habitation: **EUR**

OUTSIDE

A beautiful patio area for outside dining with wooden pergola for shade. The garden is very well maintained with established shrubs and trees. A metal shed (8m²) provides storage for garden equipment and a wooden cabin (5m²) ideal for storing garden furniture.

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

NOTES