

A single-storey house with 4 bedrooms, a garage and a lovely garden



EXCLUSIVE



## INFORMATION

Town:	Sourzac
Department:	Dordogne
Bed:	4
Bath:	1
Floor:	93 m <sup>2</sup>
Plot Size:	770 m <sup>2</sup>

## IN BRIEF

3 minutes from Mussidan – For sale: a single-storey house in need of refurbishment, with 4 bedrooms and a lovely garden.

The property comprises: 1 fitted kitchen, 1 living/dining room, 1 toilet, 1 bathroom, 4 bedrooms, 1 garage, 1 covered terrace and small outbuildings.

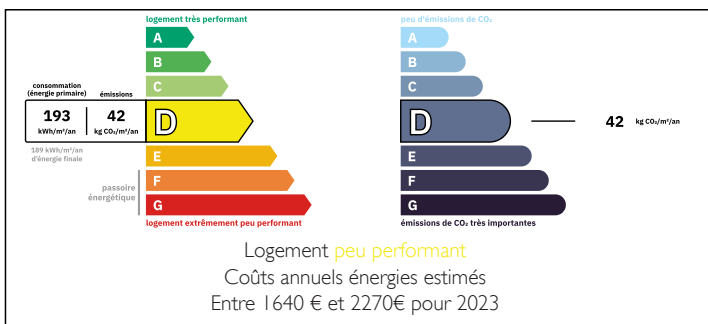
Key features of this house:

- Single-storey house with 4 bedrooms
- Mains drainage
- Energy rating D
- Covered terrace
- Flat, fully enclosed garden with trees
- Garage

Located:

- 3 minutes from Mussidan
- 50 minutes from the Bordeaux ring road
- 20 minutes from St Astier

## 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

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- 20 minutes from Bergerac

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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