

Charming house with open views situated in a calm spot on 4000m² of shaded land.



INFORMATION

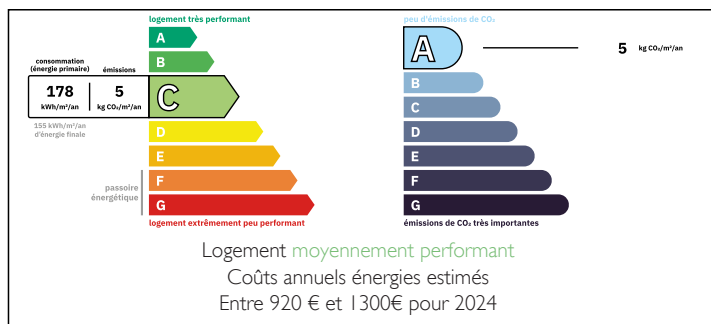
Town:	Saint-Germain-des-Prés
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	145 m ²
Plot Size:	4023 m ²

IN BRIEF

Only 4kms from Excideuil, the local town where you will find your local supermarkets, schools, bakers, butchers and much more, the house is liveable straight away with no work to be done. 4000m² of shaded garden, an ideal spot in the countryside.



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 house offers 145m² of living space, composed of a large kitchen/living room with access onto the terrace, a hallway opening onto the utility room, bedroom with access onto the garden, a shower room and a WC.

First floor: Mezzanine currently used as a studio but could be transformed into another bedroom or other.

Two bedrooms one with a walk in wardrobe.

Carport/workshop.

Covered summer lounge with pretty open views.

Water well and garden shed in the garden (4000m²).

Parking space.

LOCAL TAXES

Taxe foncière: 700 EUR

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

NOTES