

Town house comprising two apartments with cellar, garden, old piggery and vegetable garden not attached.



INFORMATION

Town:	Beauronne
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	145 m2
Plot Size:	500 m2



IN BRIEF

Come and discover this village house with its 2 apartments.

1st apartment of about 64 m2 with entrance on living room, separate toilet and kitchen;

By the stairs, access to the landing overlooking a shower room and sink and 2 bedrooms of 16 and 10m2.

2nd apartment of about 81 m2 with entrance giving sr vv independent, a bathroom, a large living room with kitchenette and fireplace .

By the stairs, access to the landing serving a large room of 20m2 and another room of 13m2 with access door to the attic that has been isolated.

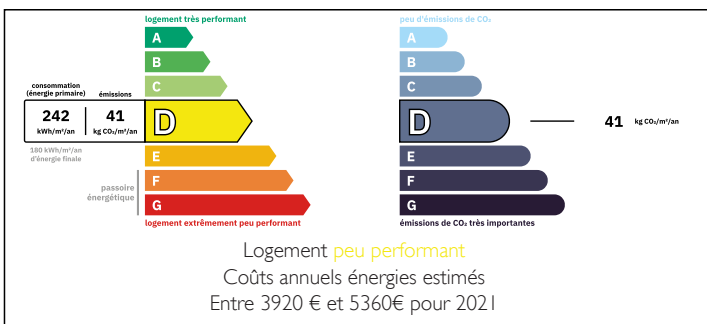
Each apartment has its own individual entrance with its terrace and garden.

A large cellar of 80m2 in the basement can accommodate car and storage area.

Oil central heating and electric convectors. Hot water tank.

Terrace in front of each apartment. Old shed and

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.



LOCAL TAXES

Taxe foncière: 1365 EUR

NOTES

DESCRIPTION

Come and discover this village house with its 2 apartments.

1st apartment with entrance to living room, separate toilet and kitchen;

By the stairs, access to the landing leading to a shower room and sink and 2 bedrooms.

2nd apartment with entrance giving sr vv independent, a bathroom and a large living room with kitchenette and fireplace?.

By the stairs, access to the landing serving a large bedroom and another bedroom with access door to the attic that has been isolated.

A large cellar in the basement can accommodate a car.

Each apartment has its own individual entrance with its terrace and garden.

Oil central heating and electric convectors. Hot water tank.

Old pig shed and kitchen garden not attached.

Sewerage sanitation.

Work to be planned

15 minutes from Mussidan with all shops, medical center, train station and A89.

1H15 from Bordeaux and 45 minutes from Bergerac and its airport.

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