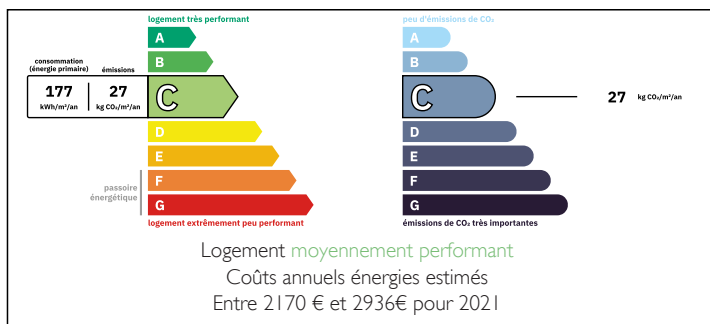


Single-story house with garages and a workshop



ENERGY - DPE



INFORMATION

Town:	Mouleydier
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	113 m2
Plot Size:	2973 m2

IN BRIEF

Beautiful single-story house located close to shops and Bergerac.

The plot of about 3000 m² has an electric gate and is fenced.

It offers the possibility to install a swimming pool.

The house is on a dead-end street with few neighbors and no direct view.

You enter the house through a semi-enclosed covered terrace that could easily become a veranda. This terrace leads to a large bright living/dining room with a beautiful open fireplace, a kitchen to be fitted/renovated, and one bedroom.

Inside, a large hallway connects these rooms to the other 2 bedrooms, the bathroom (with bathtub, shower, and sink), a separate toilet, and a garage/laundry room.

Several built-in cupboards provide storage space.

Heating is by dual energy (oil and electric), there is also a septic tank, and wooden double-glazed windows with shutters.

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: 1402 EUR

NOTES

DESCRIPTION

Beautiful single-story house of 113m² (built in the 1990s) located near shops and Bergerac.

The land of +/-3000m² has an electric gate and is fenced. It is on 2 levels and offers the possibility of installing a swimming pool.

The house is in a dead-end street with few neighbors and no direct overlooking.

You access the house through a semi-enclosed covered terrace (45m²) with a barbecue that could easily become a veranda.

The house consists of: a large bright living/dining room (42m²) with a beautiful open fireplace, a kitchen to equip/renovate (14m²), a large hallway with closets (9m²), 3 bedrooms (12-12-13m²) with built-in closets, a bathroom (bathtub, shower, sink) (8m²), a separate toilet, and a first garage/laundry room (24.5m²).

Heating is by dual energy (oil and electric). Septic tank. Double-glazed wooden windows with shutters.

A second garage/workshop (47+30m²) is located a few steps from the house, as well as a cellar (15m²) and an old chicken coop.

Mouleydier and its shops are 2km away
Creyse and its shops are 6km away
Bergerac is 10km away

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