

Character cottage with 6 bedrooms, outbuilding and a lovely garden, in a quiet, residential neighbourhood.



INFORMATION

Town:	Saint Aulaye-Puymangou
Department:	Dordogne
Bed:	6
Bath:	2
Floor:	204 m ²
Plot Size:	1436 m ²

IN BRIEF

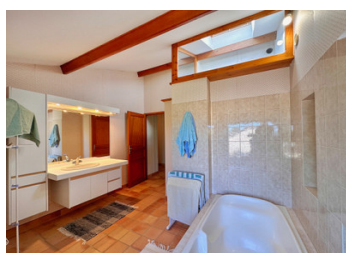
Located in a quiet, residential neighbourhood of Saint-Aulaye, just a few minutes' walk from shops and amenities, this detached house offers approximately 200 m² of living space spread over two floors and a plot of 1,436 m².

The ground floor comprises a living room, a kitchen, three bedrooms, a bathroom, a toilet, a shower room and a garage/workshop, whilst the first floor features two further bedrooms. Outside, there is a bread oven, a shed and a shared well.

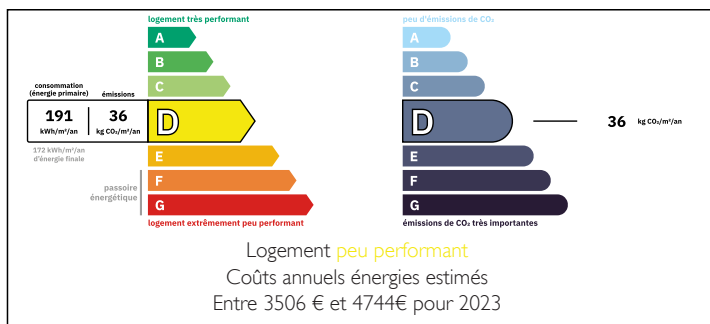
The property is in need of some refurbishment but it is perfectly liveable.

The house is fitted with mains gas central heating and is connected to the mains drainage system. The windows are single-glazed.

Saint-Aulaye is a pleasant village in the Périgord Vert with shops, restaurants, schools and a gorgeous riverside beach. Ribérac, famous for its big weekly market, is 15 minutes away,...



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

GROUND FLOOR

- Entrance + staircase: 14.59 m²
- Bedroom 1: 16.32 m²
- Bedroom 2: 12.59 m²
- Shower room + WC: 2.57 m²
- Bedroom 3: 14.02 m²
- Bedroom 4: 14.64 m²
- Living room: 57.12 m²
- Bathroom: 11.50 m²
- WC: 1.65 m²
- Kitchen: 14.21 m²
- Garage: 32.53 m²
- Workshop: 38.57 m²
- Cellar / storage room: 3.94 m²

FIRST FLOOR

- Bedroom 5 + dressing room: 23.24 m²
- Bedroom 6: 21.58 m²

EXTERIORS

- Bread oven
- Shed
- Water well (shared)

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

LOCAL TAXES

Taxe foncière: 1402 EUR

NOTES