

Stone village house built in 1780 situated within walking distance to the local amenities in Excideuil.



## INFORMATION

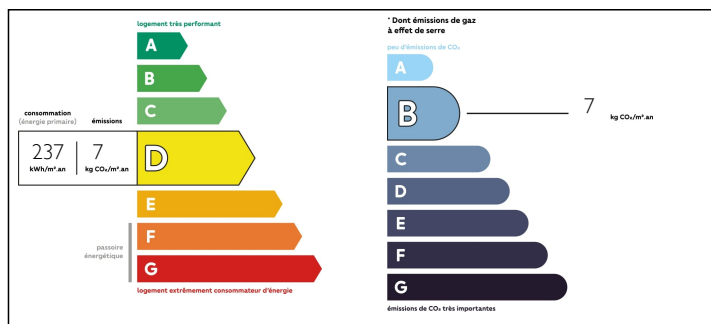
Town:	Excideuil
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	111 m2
Plot Size:	0 m2

## IN BRIEF

This charming village house is situated in the heart of Excideuil with garage, very easy access to the local schools, bakers, and supermarkets. The house has been renovated and is in general good condition.

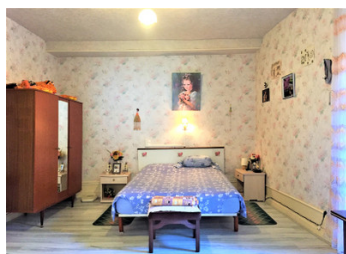
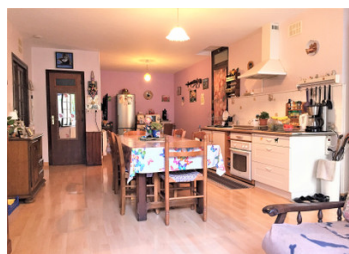


## ENERGY - DPE



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: 780 EUR

## NOTES

## DESCRIPTION

The house is composed of an entrance into the kitchen/dining room of 32m<sup>2</sup> with wooden flooring. Lounge of 13m<sup>2</sup>. WC.

Staircase leading to the first floor where you will find 3 bedrooms with original wooden floorings, storage space, one of which has a fireplace. Shower room with WC.

Second floor; you will find 3 large rooms (50m<sup>2</sup>) with beautiful exposed wood work, wooden flooring, and a large mezzanine currently used as storage space, great space to be used as more bedrooms.

Attached to the property is the large barn/workshop with 2 entrances, there is also a utility room and cellar. The garage could also be transformed into more living space.

Electric central heating, mains drainage, newly fitted roof with insulation, double glazing throughout and a thermodynamic water boiler.

-----

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