

Lovely restored stone built house, quiet area, beautiful views, 10 mns from Beaumont du Périgord.



INFORMATION

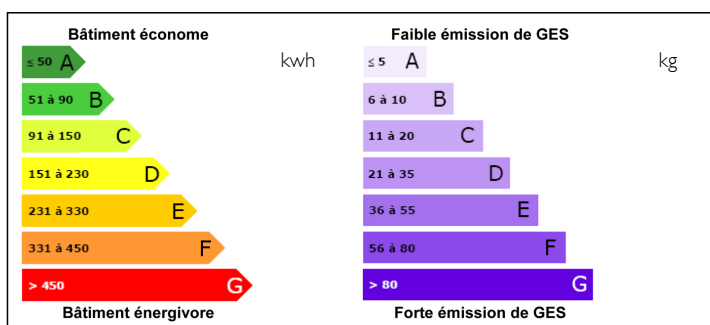
Town:	Naussannes
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	130 m2
Plot Size:	3644 m2



IN BRIEF

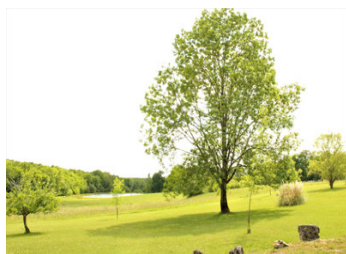
This very nice stone house comprises three bedrooms, two bathrooms, a living room, a large kitchen, utility room, dressing, terrace with wooden shelter. Easy maintenance garden, located at 10 mns from all amenities.

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: 658 EUR

Taxe habitation: 372 EUR

NOTES

DESCRIPTION

Here is a more detailed description of the house located in a peaceful area without being isolated. The entrance is protected by a wrought iron gate, you have access in a property with no vis à vis with superb views on the countryside. The house at the ground floor comprises a living room (~25M2) with wood burner, tiles on the ground and exposed beams. A corridor leads to separate lavatories, a bathroom (~7M2), two comfortable bedrooms (~11,65M2, ~11,75M2) with French windows giving access to the garden. A beautiful wooden staircase leads you to the mezzanine (~6M2) which is used as a study. On the other side of the living room, a nice and spacious kitchen (~26,55M2) fully equipped, with air cond. A separate laundry room (~6M2) with electric boiler and sink. An other corridor leading to a dressing room (~4,50M2), a bathroom with wc and built in cupboard. A beautiful bedroom (~27,85M2) with tiled floor and large bay window giving access to the terrace and the pergola. Two shelters allow the storage of the gardening tools and the wood. As well as a garage for a medium size car. This ensemble sits in a lovely natural area, has a reasonable size for the garden to maintain and lovely views. The house is located at 10 mns from Beaumont du Périgord with amenities and restaurants. 10 mns from Issigeac and 25mns from Bergerac.