

Detached house with 2 bedrooms and nearly an acre of garden with lovely views



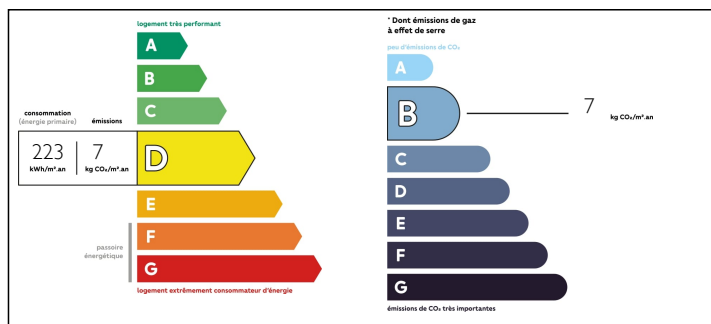
INFORMATION

Town:	Mareuil en Périgord
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	75 m2
Plot Size:	3452 m2

IN BRIEF

This modern detached house is ready to move in to. The septic tank has been recently installed and conforms to current standards. There is a lovely conservatory to the front increasing the living accommodation and allowing the views of the lovely garden into the house. The bathroom is fitted with a modern white suite and has a stand alone shower as well as a bath. In addition to the fitted kitchen is a separate utility room.

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

Enter this detached house into a short hallway with access to the open plan living (4.7 x 4.0) dining (3.3 x 2.7) room and fitted kitchen (4.129 x 2.0). Utility room (2.6 x 2.0) Leading off the sitting room, which has a fireplace and insert wood-burner, is a second hallway (2.8 x .090) with bedroom 1 (4.02 x 3), bedroom 2 (3.4 x 2.9), bathroom (3.4 x 2.1) and WC (1.8 x .090) leading off. To the front of the main sitting room is a spacious conservatory (3 x 6) with doors opening on all 4 sides giving access to the garden and views

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

LOCAL TAXES

Taxe foncière: 380 EUR

NOTES