

Spacious and very well maintained village house with 5 bedrooms and 3 bathrooms, close to shops and schools.

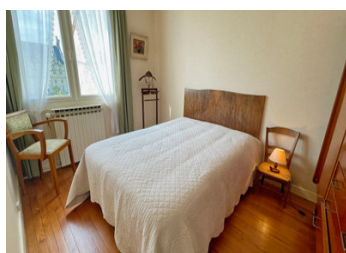
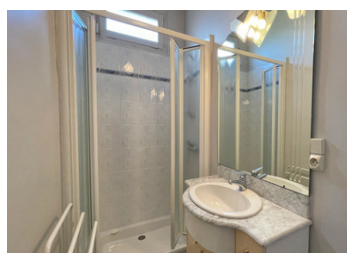


INFORMATION

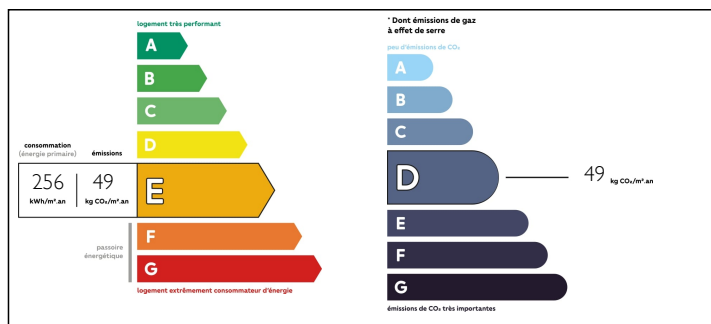
Town:	Saint Aulaye-Puymangou
Department:	Dordogne
Bed:	5
Bath:	3
Floor:	151 m2
Plot Size:	724 m2

IN BRIEF

This house dating from 1900 is located in the centre of the bastide town of Saint-Aulaye, with all shops, bars and restaurants, a medical centre, a cinema, as well as a magnificent riverside beach and its water complex. It is surprisingly well proportioned and nicely laid out, and being impeccably maintained, it does not require any major works. It would be ideal for a large family, and could also be perfect for use as B&B. Location : - 15mn from Ribérac, a small town with all amenities, famous for its large weekly market - 45mn from Périgueux and Angoulême - 1h15 from Bordeaux

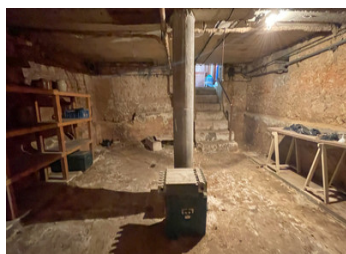
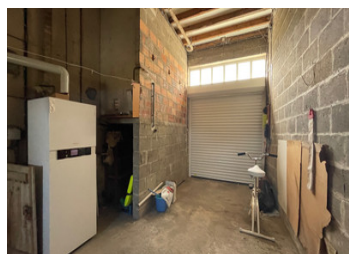


ENERGY - DPE



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: 1231 EUR

NOTES

DESCRIPTION

The property is composed as follows:

Ground floor:

- Entrance (6m2)
- Fitted kitchen (12m2) with access to the terrace
- Living room (21,5m2) with fireplace and access to the terrace
- Dining room (20,5m2)
- Master suite (12,25m2) with shower room (5,4m2)

- Wc on the landing

1st floor:

- Large entrance (8,6m2)
- Bedroom 1 (12m2) with built-in wardrobes
- Bedroom 2 (12,2m2)
- Bathroom (9m2) with built-in wardrobes
- Bedroom 3 (9,4m2)
- Bedroom 4 (13m2)
- Shower room (3,8m2)

Outside:

- Covered terrace of approximately 15m2.
- Attached garage with boiler room (32,7m2)
- Basement cellar (41,8m2)
- Garden of approximately 600m2
- Garden shed (7m2)
- Well

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