

Single storey house with beautiful views, 2 bedrooms, lounge/dining room/kitchen, studio of 44m2, on 8470m2.

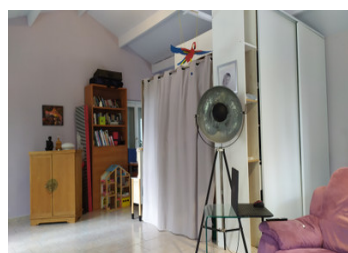
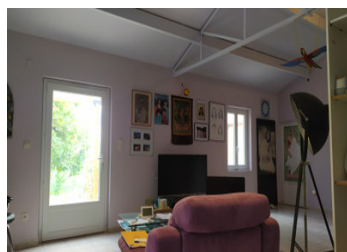


## INFORMATION

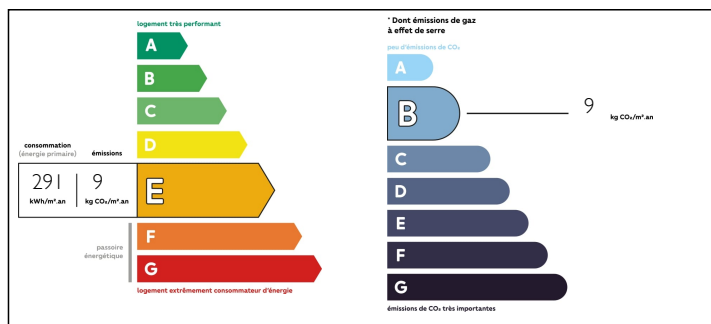
Town:	Allemans
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	125 m2
Plot Size:	8470 m2

## IN BRIEF

This house in the countryside with an incomparable view, on a closed plot of 8470m2 and its different possibilities of heating and energy saving, offers a lot of comfort and possibilities of use.

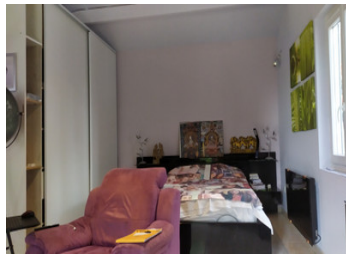
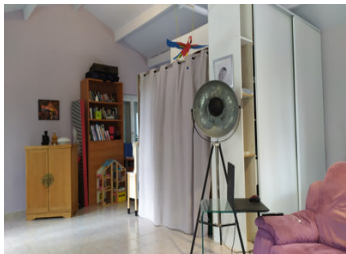


## ENERGY - DPE



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: 883 EUR**

## NOTES

## DESCRIPTION

The house consists of a living room with integrated kitchen/dining room of about 45m<sup>2</sup>, as well as a wood stove.

Two bedrooms (about 11.08m<sup>2</sup> and 12.57m<sup>2</sup>) one with a closet and access to the veranda.

A shower room (about 5.80m<sup>2</sup>) with Italian shower, a separate toilet (about 1.35m<sup>2</sup>).

Two enclosed verandas (approx. 40m<sup>2</sup> and 28m<sup>2</sup>) with double glazed windows and polycarbonate roofs on the south and north sides of the house.

A veranda leads to the studio (approx. 44m<sup>2</sup>) with office corner, living room with TV and a sleeping area.

On the side of this building there is a small room with access to the cellar (about 5,70m<sup>2</sup>).

Garage/ laundry room and houses the thermodynamic heating system and a workshop.

On the roof there are 10 solar panels (self-consumption).

The kitchen, the insulation (rock wool).

The floors in the house are all tiled. The property is completely fenced and has an electric gate.

Shopping facilities are available in Ribérac, about 7km away. There is a bakery in the village of Allemans.

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