

UNDER OFFER House to renovate: 1 living room, 1 kitchen, 1 bathroom, 1 wc, 3 bdr, 1 garage and 1 shed. Quiet.

EXCLUSIVE

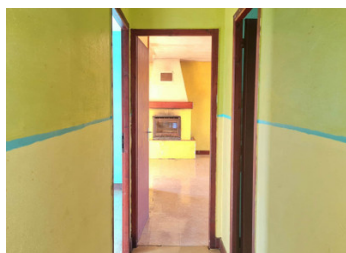


INFORMATION

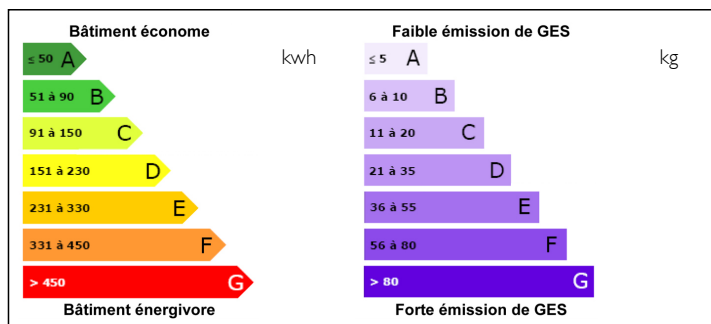
Town:	Nanteuil-Auriac-de-Bourzac
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	77 m ²
Plot Size:	1350 m ²

IN BRIEF

This 3-bedroom dwelling deserves to be renovated on a basis that is easy to work on. The large, light-filled living/dining room could be extended by opening up a bedroom. The garage could be kept or converted into a bedroom with a shower room. The kitchen can be opened onto the living room. On a pretty, quiet plot with uninterrupted views over the surrounding countryside.

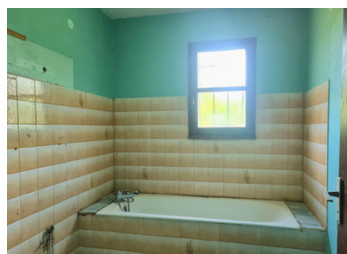


ENERGY - DPE



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

Cuisine: 11,5 m2

salon / salle à manger: 36,5 m2

couloir: 4 m2

Chambre 1: 9,2 m2

Chambre 2: 9,2 m2

Chambre 3: 9,7 m2

Salle de bain: 4,4 m2

Terrasse 20 m2

Garage: 15,5 m2

Atelier: 14 m2

13 minutes driving to Saint Séverin

40 minutes driving to Angoulême

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

NOTES