

Stone house with garage and small garden situated in the heart of Excideuil.



## INFORMATION

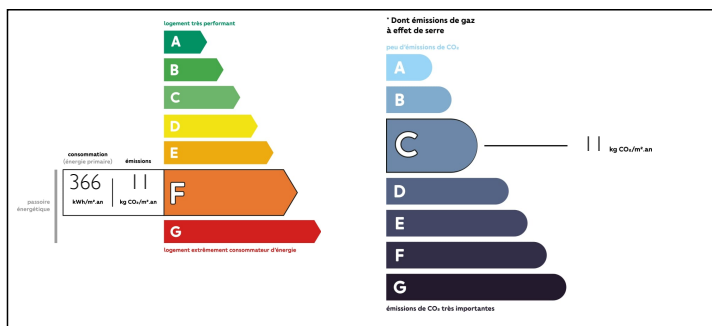
Town:	Excideuil
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	110 m2
Plot Size:	192 m2

## IN BRIEF

Stone village house close to the centre of Excideuil where you will find all your local amenities. The house is inhabitable straight away but will need refreshing as the decor has not been changed since the 70's. The house has always been well looked after, the roof was redone in 2013, mains drainage. The house has lots of potential.



## 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

The house is around 110m<sup>2</sup> with 3 entrances, kitchen, lounge/dining room, office, 3 bedrooms and an attached garage. There is also a small garden of 90m<sup>2</sup>.

Possibility to make it into two houses.

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

## NOTES