

For sale in Issigeac, single-storey house of 122 m2 with garden close to the village



INFORMATION

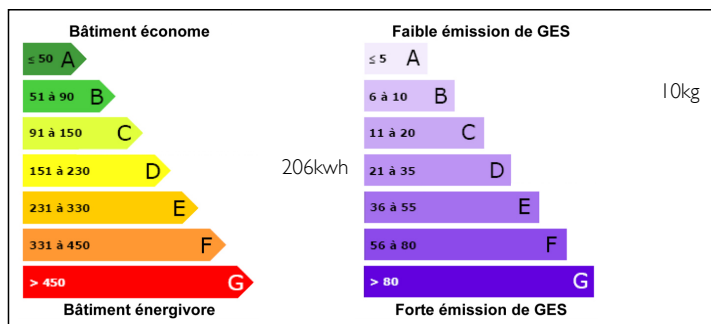
Town:	Issigeac
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	122 m2
Plot Size:	2296 m2



IN BRIEF

Just a short walk from the village of Issigeac and all the shops and services it has to offer, this pretty, modern 122 m2 house requires no major works. The 2296 m2 garden is fully enclosed, and can be fitted with a swimming pool.

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 front door opens onto a small entrance hall with storage space, leading to the lounge, dining room and fully-equipped, open-plan kitchen.

Behind the kitchen is a small cellar/laundry room.

The house has two double bedrooms with fitted wardrobes, a shower room with walk-in shower, double washbasin unit and separate WC.

The living room provides access to two terraces, one covered in wood and the other tiled and partly covered with a barbecue.

The property is fully double-glazed and has underfloor heating, so no major works are required.

A property to visit quickly!

LOCAL TAXES

Taxe foncière: 236 EUR

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

NOTES