

Stone built house with garden and pretty views, close to Excideuil. Charming s

EXCLUSIVE

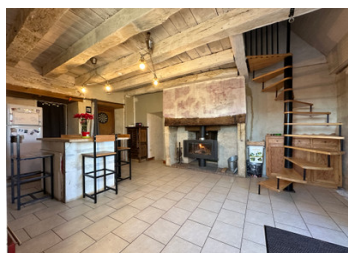


## INFORMATION

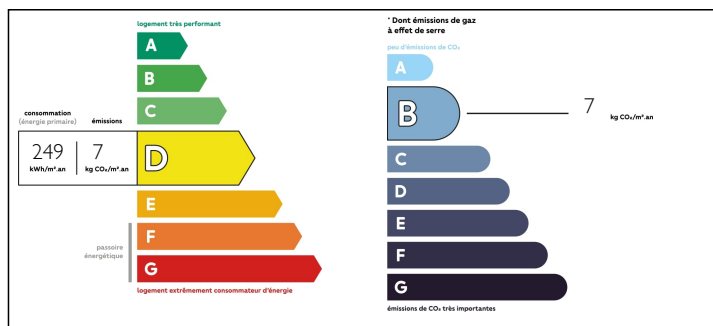
Town:	Saint-Germain-des-Prés
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	90 m2
Plot Size:	530 m2

## IN BRIEF

Charming stone built house situated in a small hamlet in the countryside, a calm spot with pretty views over the valley. Situated in St Germain des Prés, close to Excideuil where you will find all amenities nearby. The house is livable straight away, although there are a few minor works to be done. There is electric heating as well as a wood burner, individual septic tank, the roof is in general good condition. Taxe foncière 450€.



## 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 offers around 90m<sup>2</sup> with a large basement area/garage.

Ground floor composed of an entrance leading onto a lounge area with fitted kitchen, access onto the terrace and garden.

Hallway leading to 3 bedrooms, washroom and WC.

First floor:

Large room of 25m<sup>2</sup> currently used as a playroom.

Basement: Laundry room, workshop and garage.

Fenced garden of 530m<sup>2</sup> where you will find a bread oven and private parking.

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

## LOCAL TAXES

Taxe foncière: 450 EUR

## NOTES