

UNDER OFFER Charming three-bedroom detached house boasting a delightful garden

EXCLUSIVE



INFORMATION

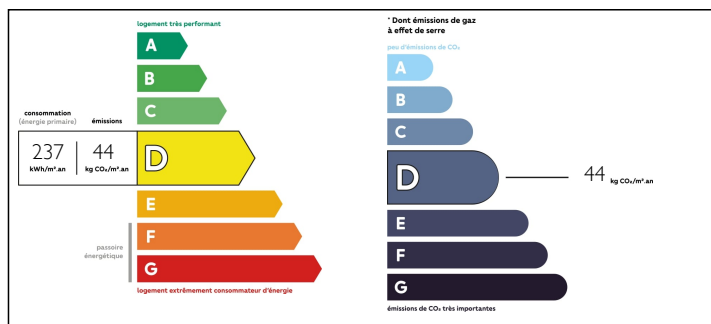
Town:	Mareuil en Périgord
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	154.4 m2
Plot Size:	4285 m2

IN BRIEF

This home is pleasantly positioned on the outskirts of Mareuil, a quaint town offering all amenities for everyday life. The stunning Brantome is just a 15-minute drive, while Angouleme, boasting the TGV connection to Paris, is approximately 45 minutes away.

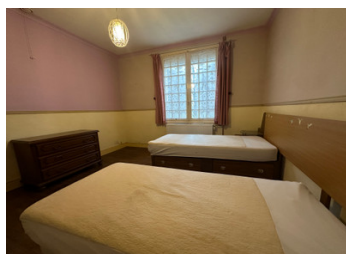
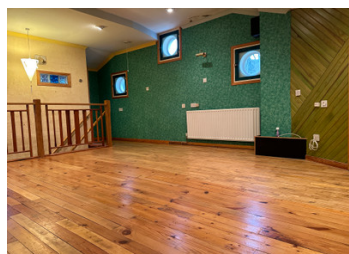


ENERGY - DPE



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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

Upon entering the property, you are greeted by an inviting entrance hallway. To the left lies a spacious lounge measuring 21.38 square meters, featuring an insert fireplace at one end. Double doors lead out to the charming back garden, complete with a covered porch ideal for enjoyable BBQ evenings.

To the right of the hallway, you'll find the well-appointed kitchen spanning 11.28 square meters, equipped with a range of fitted units. Adjacent to this is a bathroom offering both a bath and shower, accompanied by a separate WC.

Conveniently located on the ground floor, there's a sizable bedroom measuring 14 square meters, along with a dining room spanning 21.25 square meters, situated next to the lounge.

An internal garage of 22.65 square meters houses the oil-fueled boiler, providing access to the cellar below (12.5 square meters), where the fuel tank is stored. Outside, several garden sheds offer additional storage space.

Ascending to the upper level, you'll find a second lounge area with ample room for a small kitchenette, alongside plenty of built-in storage. Two further bedrooms, sized at 12.32 square meters and 12.29 square meters respectively, are complemented by a small office space. Additionally, a second bathroom featuring a shower, WC, and sink is conveniently located on this floor.

Overall, the house exudes a sense of lightness, brightness, cleanliness, and tidiness. While it awaits updating and modernization to suit the new owner's preferences, all windows are fitted with secondary double glazing and electric shutters. The property is connected to...

LOCAL TAXES

Taxe foncière: 1016 EUR

NOTES