

Charming stone and beamed village house with 2 bedrooms, 3 bathrooms and a study



INFORMATION

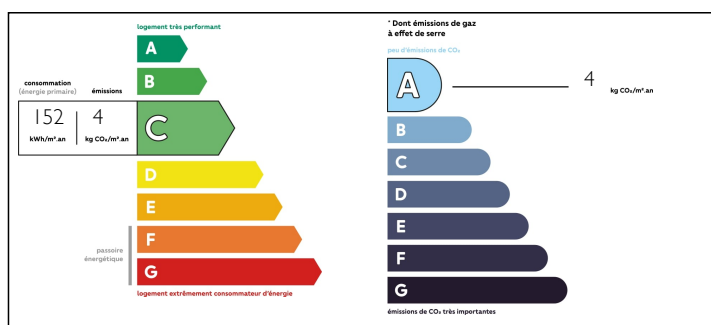
Town:	Mareuil en Périgord
Department:	Dordogne
Bed:	2
Bath:	3
Floor:	105 m ²
Plot Size:	0 m ²

IN BRIEF

Welcome to this charming village house, combining rustic charm with modern comforts. Situated in the heart of a picturesque village, this property offers an authentic and peaceful setting, just 20 minutes from Brantôme. Set over 3 levels, this 105 m² house offers a pleasant living room with open-plan kitchen, 2 bedrooms, each with en suite bathroom, a large study and a third shower room. The house has recently been renovated, with some finishing work still to be done. Contact us today to arrange a viewing and discover the full potential of this exceptional village house. We look forward to working with you to help you find the home of your dreams.

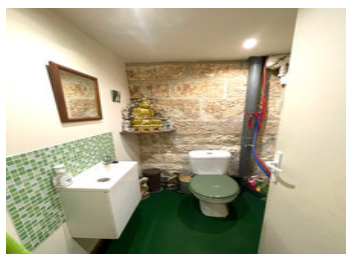


ENERGY - DPE



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 3-storey house is composed as follows:

Ground floor:

- a large 35 m² living room
- a utility/laundry room
- WC area with washbasin

The landing on the 1st floor leads to :

- a large 17 m² bedroom with adjoining 5 m² shower room
- an 8 m² study
- a shower room
- a storage/dressing area
- a WC

The staircase on the 2nd floor leads directly to a large bedroom of around 25 m² with a pleasant bathroom (shower and bath) and a small dressing area.

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

LOCAL TAXES

Taxe foncière: 700 EUR

NOTES