

Lovely contemporary house in traditional style, two bedrooms and garden, no close neighbours



INFORMATION

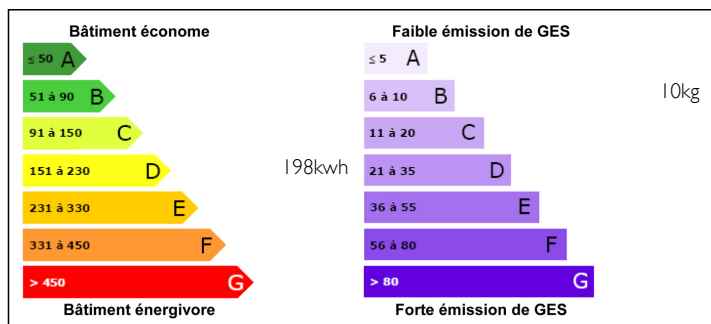
Town:	Lanquais
Department:	Dordogne
Bed:	2
Bath:	2
Floor:	108 m2
Plot Size:	3500 m2



IN BRIEF

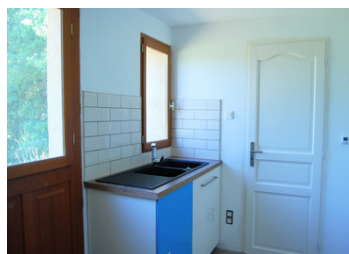
A lovely contemporary house in traditional style, spacious living room, two bedrooms, two bathrooms, kitchen, utility room and garage. Recently finished, it has never been lived in. 3500m2 of land. No close neighbours, lovely countryside environment.

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

GROUND FLOOR:

Entrance into the spacious living room (~43m²)
Fitted kitchen (~10m²) and utility room (~6m²)
WC

1st Floor:

Bedroom 1 en suite with bathroom (bath, shower, basin and WC) which could actually be divided in two bedrooms.

Bedroom 2 also en suite with bathroom room (bath, shower, WC and basin)

Garage.

under floor heating

Quiet environment without close neighbours. The village with shop and restaurant is at 1km. Lalinde, with all service, shops, supermarkets and railway station (Bordeaux – Sarlat) is at 7km. Bergerac and its international airport at 20km.

LOCAL TAXES

Taxe foncière: 1132 EUR

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

NOTES