

Traditional character stone house with small garden. Perfect holiday hideaway, with flexible layout.

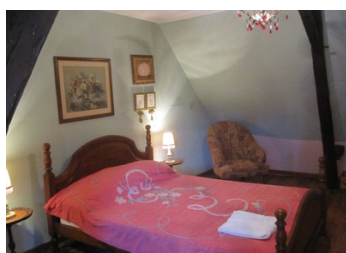


## INFORMATION

Town:	Trémolat
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	120 m2
Plot Size:	298 m2

## IN BRIEF

Charming 3 bedroom terraced house with small garden - a perfect lock-up-and-leave. Flexible layout, with a part that could be let separately. Close to the popular village of Trémolat in the Dordogne valley.



## 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.



## LOCAL TAXES

**Taxe foncière: 793 EUR**

**Taxe habitation: 603 EUR**

## NOTES

## DESCRIPTION

This house is hidden away in a quiet area near the pretty village of Trémolat.

The entrance hall is surprisingly large (11.5m<sup>2</sup>), with a bathroom off it, and leads through to the spacious, beamed sitting room (30m<sup>2</sup>) with wood-burner and plenty of space for a dining table. The charming kitchen (16m<sup>2</sup>) is to the side and doors from both the sitting room and the kitchen lead to the garden, which has a courtyard feel and catches the sun all day.

Stairs from the front hall lead to a large bedroom (18m<sup>2</sup>) with a mezzanine area with space for a couple of single beds and on to a large double bedroom. This front part could be separated off to form a lettable unit. Stairs from the living room lead to a small landing, a shower room (3m<sup>2</sup>) and two bedrooms (12m<sup>2</sup> and 16m<sup>2</sup>).

Off street parking.

The front part of the roof and the living room shutters were renewed in late 2019.

The whole property has character and charm and is in a very popular location, quiet but not isolated.

Trémolat is less than 3km away, while markets, supermarkets and many other shops can be found in Le Bugue, about 13.5km or Lalinde, about 14km. Bergerac Airport is 36km.

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