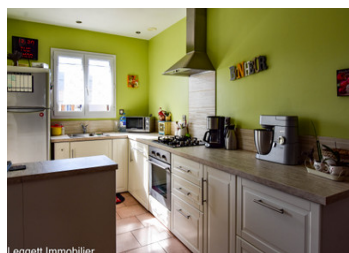


Modern build house (2010) 3 bedrooms single level , garage and enclosed garden, ( Perigord Noir )



## INFORMATION

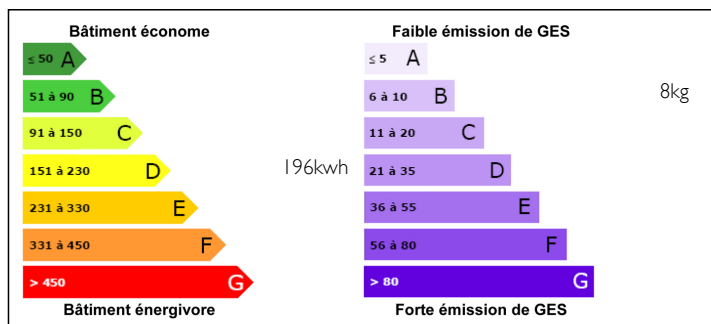
Town:	Le Lardin-Saint-Lazare
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	109 m2
Plot Size:	1474 m2



## IN BRIEF

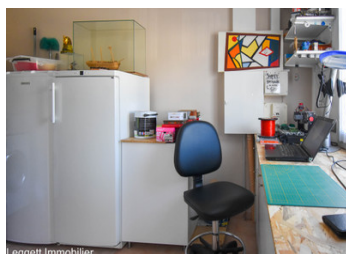
Modern one level house (2010) - 3 bedrooms , large living room and furnished kitchen open onto living / dining room. spacious interior, bright rooms with double glazing ,outside a double garage, an enclosed garden with electric remote controlled gate , a well for garden irrigation . Mains sewerage, especially close to shops and medical centre Montignac lascaux 20ms Brive la Gaillarde 25ms Perigueux 35ms Bordeaux 2hrs

## 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

Entrance garden level into spacious living room: lounge / dining room with open furnished kitchen , 3 bedrooms with fitted wardrobes, 1 office, bathroom and separate toilet.

Living / Dining room 39m2

American style kitchen equipped with integrated electric oven, gas fires and dishwasher

Covered outdoor terrace

Bedroom 1 - 11 m2

Bedroom 2 - 10m2

Bedroom 3 - 12m2

Bathroom

Separate WC

Office 9,9m2

Outside large garden area with double garage, large shed 32m2 for motorhome (height under door 3m)

Well with watering system for garden

Mains sewerage, wood pellet stove with heat distribution to bedrooms , ADSL

Electric gate opening by remote control

800ms from the city center with shops, pharmacy, bank, 2 bakers, grocery store

Medical center has proximity with doctor, dentist, physiotherapist and nurses.

## LOCAL TAXES

**Taxe foncière: 880 EUR**

## NOTES

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