

Charming village house with garage and garden. Central position, village with amenities - Périgord Vert



INFORMATION

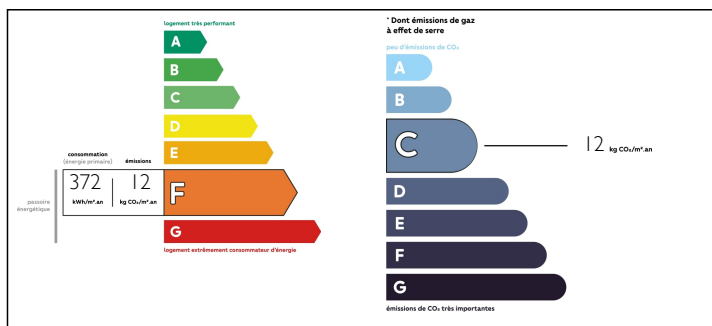
Town:	Mialet
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	74 m ²
Plot Size:	105 m ²

IN BRIEF

A charming stone property with adjoining garage, situated in a central position in the village of Mialet close to bars/restaurants, bakers, village shop, chemist and school. The property has beams, exposed stone walls, is connected to the mains drainage, has an open fire in the living area and electric radiators throughout. A super full-time residence or perfect as a lock-up and leave.



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

HOUSE

GROUND FLOOR

Lounge 12,96m² (chimney with open fireplace, wood floor, exposed stone walls and beams, door to front aspect)

Kitchen 18m² (door to rear garden, dual aspect windows, staircase to first floor)

Bathroom 5m² (wc, shower cubicle, hand basin, rear aspect, heated towel rail)

FIRST FLOOR

Landing 18,44m² (currently used as a guest Bedroom, dual aspect, exposed stone walls)

Bedroom 1 - 10,53m² (front aspect, wood flooring, stone walls)

Bedroom 2 - 10,26m² (rear aspect, wood flooring, stone walls)

LOCAL TAXES

Taxe foncière: 387 EUR

EXTERIOR

Adjoining room 25,92m² (reached from the garden, to be renovated, water and electricity connected, dual aspect doors)

Courtyard garden with covered terrace and wood gate to rear passage

Garage with first floor

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

NOTES