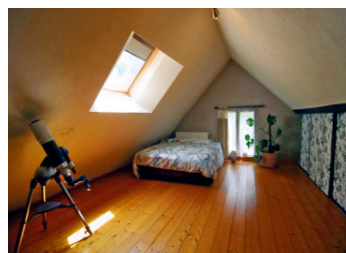


## Nice village house



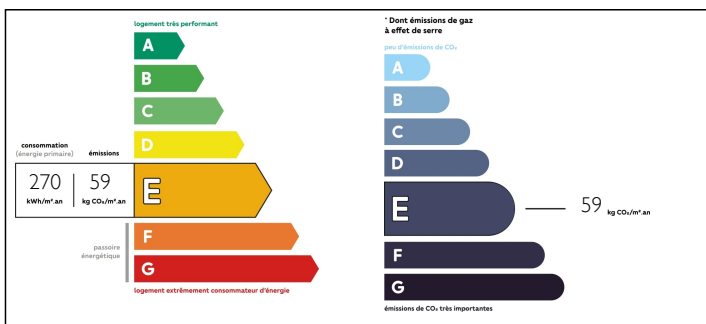
## INFORMATION

Town:	Couze-et-Saint-Front
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	120 m2
Plot Size:	660 m2

## IN BRIEF

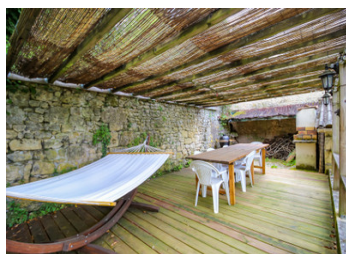
Charming village house tastefully renovated for lovers of old stones and beams. Surface of approximately 120m<sup>2</sup> in total. Pleasant shaded terrace of 20m<sup>2</sup>, small outbuilding to convert and vegetable garden. The beautiful garden of 660m<sup>2</sup> with flowers and trees can easily accommodate an above ground swimming pool because the land is high up (in stages) but remains easy to maintain. A jacuzzi area has been created and invites you to rest. Beautiful view over the rooftops and the surrounding countryside; calm reigns in this small street without frequentation. The house is terraced but is completely isolated from view and neighbors.

## 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

Charming village house renovated with taste, composed of 2 bedrooms and an office or small bedroom, a living room of 46m<sup>2</sup>, an independent kitchen of 20m<sup>2</sup>. About 120m<sup>2</sup> in total. Pleasant shaded terrace, small outbuilding to convert and vegetable garden. A jacuzzi area has been set up and invites you to rest.

The beautiful flowered garden of 660m<sup>2</sup> can easily accommodate an above ground swimming pool because the land is high up (in stages) but remains easy to maintain.

Beautiful view over the rooftops and the surrounding countryside; calm reigns in this small street without frequentation.

The house is terraced but is completely isolated from view and neighbors.

Lalinde 3 km away

Bergerac 21 km away

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

## LOCAL TAXES

Taxe foncière: 1100 EUR

## NOTES