

Character village house, 6 bedrooms, terrace/garden, garage and outbuildings, in the Dordogne



INFORMATION

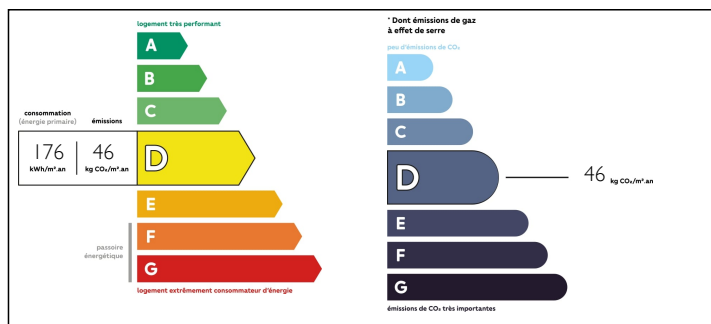
Town:	Saint-Vincent-de-Connezac
Department:	Dordogne
Bed:	6
Bath:	1
Floor:	234 m2
Plot Size:	1047 m2

IN BRIEF

This character village property is ready to move in. It has been well maintained, insulated, double glazing, connected to the mains drains. It has a large garden for a village property including garage, outbuildings/workshop. Located in the village of St Vincent de Connezac and less than 50 km from the Bergerac airport.



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: 710 EUR

NOTES

DESCRIPTION

On the ground floor:

- Spacious entrance hall with bathroom area, separate toilet
- Bedroom or office of about 20m2
- Living room, dining room with open fire place of about 33m2

- separate kitchen of about 24m2

Both the kitchen and living/dining room give out to a large covered terrace of about 50m2

Separate space of about 40m2 which consists of a room of about 26m2, a utility room of about 13m2 and a toilet. This space can be used as a commercial area or can be rejoined to habitable space of the house.

First floor:

- Large hallway
- 5 very spacious bedrooms (19, 19, 24, 22 and 20m2), all with original wooden flooring
- Bathroom with bath, shower, bidet, wash basin of about 11m2 with separate toilet
- storage room that gives access to the attic

- Outside covered terrace of 50m2
- outbuildings of about 22m2 in total, divided in several smaller spaces.
- Garage of about 33m2.
- Garden with fruit trees and possibility to have a veggie plot.

- Basement of about 25m2 with oil heating and warm water boiler on electrics

The property has been well maintained, has been insulated, has double glazing, roof was redone about 7 years ago, mains drains connection.

In the village of St Vincent de Connezac with some shops like hairdresser, bakery, etc.
Less than 50 min away from the Bergerac airport.

More pictures and video available upon request.
All measurements are approximative.