

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



## INFORMATION

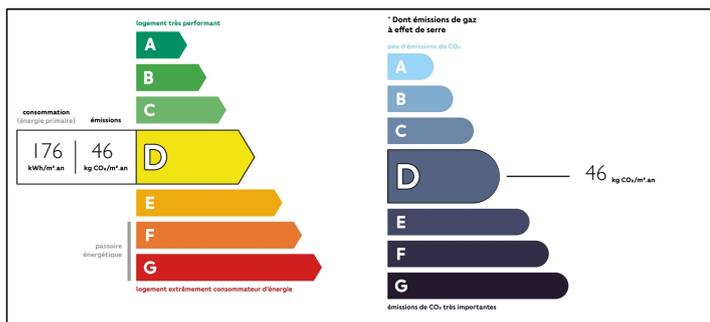
Town:	Saint-Vincent-de-Connezac
Department:	Dordogne
Bed:	6
Bath:	1
Floor:	234 m <sup>2</sup>
Plot Size:	1047 m <sup>2</sup>

## 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 20m<sup>2</sup>

- Living room, dining room with open fire place of about 33m<sup>2</sup>

- separate kitchen of about 24m<sup>2</sup>

Both the kitchen and living/dining room give out to a large covered terrace of about 50m<sup>2</sup>

Separate space of about 40m<sup>2</sup> which consists of a room of about 26m<sup>2</sup>, a utility room of about 13m<sup>2</sup> 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 20m<sup>2</sup>), all with original wooden flooring

-Bathroom with bath, shower, bidet, wash basin of about 11m<sup>2</sup> with separate toilet

-storage room that gives access to the attic

-Outside covered terrace of 50m<sup>2</sup>

-outbuildings of about 22m<sup>2</sup> in total, divided in several smaller spaces.

-Garage of about 33m<sup>2</sup>.

-Garden with fruit trees and possibility to have a veggie plot.

- Basement of about 25m<sup>2</sup> 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.