

Nice property of 229 sqm of 8 rooms with 4 bedrooms , 3 living rooms, open kitchen , 2 bathrooms ,garage ,



INFORMATION

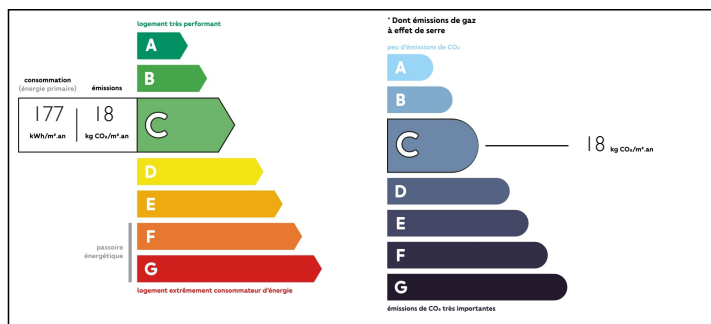
Town:	Saint-Laurent-des-Hommes
Department:	Dordogne
Bed:	5
Bath:	2
Floor:	229 m2
Plot Size:	26352 m2



IN BRIEF

Beautiful renovated and maintained Perigord house located in a rural and quiet setting. No neighbors nearby . Large land with meadows and wood of 2.6ha . House of 8 rooms comprising entrance on living room with fireplace, open kitchen, 2 living rooms in row, corner library and mezzanine for reading or office. A master bedroom , a bathroom , a separate toilet , Another bedroom with private bathroom . A laundry room (boiler room), a storeroom . On the first floor: landing serving 2 attic bedrooms with beams, and an independent toilet with washbasin . Attic . Attached garage, bucher, shed closed oil tank). 2 wells

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: 1066 EUR

NOTES

DESCRIPTION

In a green and rural setting, discover this beautiful Perigourdine maintained of 229m2 including:
Entrance on living room with fireplace (insert).
Open kitchen, a living room; a library and tv lounge .
Access by a staircase to the mezzanine (reading corner or desk)

A large bedroom, bathroom, separate toilet . a 2nd bedroom with private showerroom .
Laundry (Viessmann boiler and thermostatic cumulus), pantry.

On the first floor: Landing serving 2 attic bedrooms with beams . A toilet with washbasin . Attic .

Oil heating and heat pumps

.Attached garage of 22m2.

Bucher , South-facing covered terrace

2 wells and BBQ corner;

Located 5 minutes from Saint Laurent des Hommes with bakery, restaurant, grocery bar restaurant and hair salon .

At 15 minutes drive from Mussidan or Montpon Mènestèrol with all shops, doctors; schools, train station and A89..

To see absolutely .

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