

Village house with 2 bedrooms in La Rochebeaucourt

EXCLUSIVE

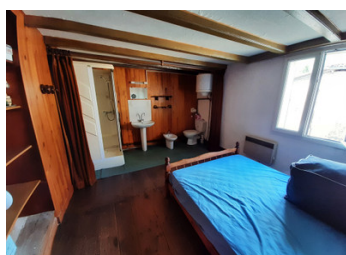


INFORMATION

Town:	La
Department:	Rochebeaucourt-et-Argentine Dordogne
Bed:	2
Bath:	1
Floor:	65 m2
Plot Size:	115 m2

IN BRIEF

Small village house, ideal holiday home or rental property. Conveniently located in the centre of a small village with a bakery and bar/restaurant close by. This would be an ideal investment property or first purchase. There is also a piece of land that is sold with the house measuring 1071 m² however it is outside the village and in a field.



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: 450 EUR

NOTES

DESCRIPTION

On the ground floor there is a central entrance hall with a fitted kitchen to the right and living room to the left with fireplace.

Upstairs there 2 bedrooms, one with shower and toilet.

The property has a non attached garden just a few paces away with a stone outbuilding and direct access to the river. A great spot to relax and plenty of space for outdoor dining.

The property is connected to the mains drains.

Taxe foncière €450

Daily bus service to Angoulême / Périgueux

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