

Single storey three-bedroom house of 103 m2 with garage and garden. In a quiet hamlet 10 km from Périgueux.



INFORMATION

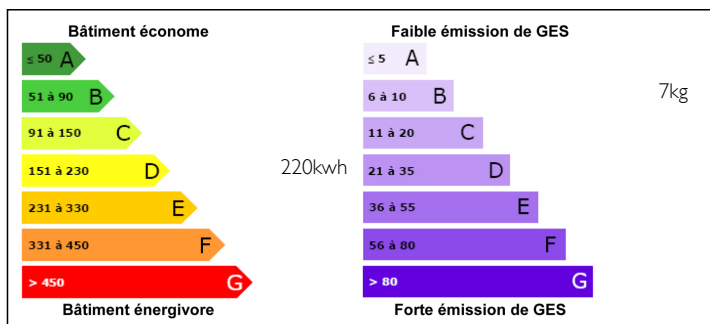
Town:	Bassillac et Auberoche
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	103 m2
Plot Size:	1300 m2



IN BRIEF

Single storey house with living room opening onto a fitted kitchen, 3 bedrooms, storeroom, 1 bathroom with shower and bath, 1 separate toilet and a large attached garage with storeroom. Shutters, garage door and electric gate. A recent wooden terrace of over 60m2. Living area 103m2. Land 1302m2.

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

In a quiet hamlet on the heights of Le Change, 10 km east of Périgueux, this single storey house will seduce you with its environment and its view.

It is composed of a fitted and equipped kitchen opening onto a living room with fireplace, 3 bedrooms, 1 bathroom with shower and bath, 1 separate toilet.

Cellar, and a large attached garage.

The shutters are electric and equipped with mosquito nets. Garage door and gate electrified.

The french window of the living room opens onto a large terrace of more than 60m² with 2 manual blinds.

Living area 105m².

Land 1302m² with garden shed, electric gate

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

LOCAL TAXES

Taxe foncière: 890 EUR

NOTES