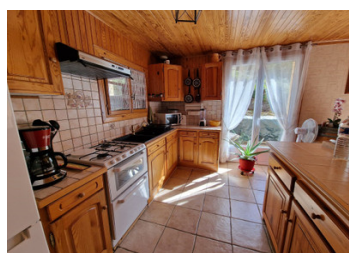
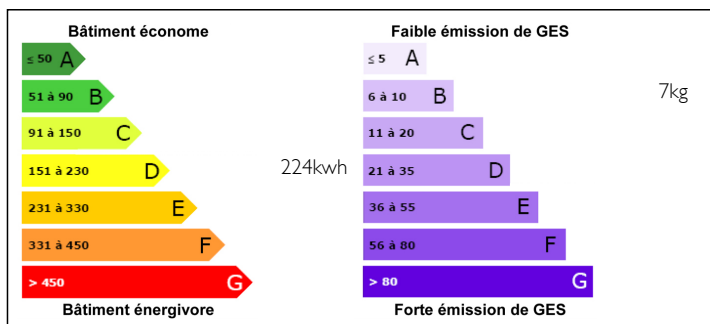


Ideal first time buyer or investor



ENERGY - DPE



INFORMATION

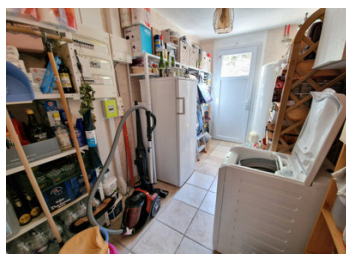
Town:	Marsac-sur-l'Isle
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	80 m2
Plot Size:	1280 m2

IN BRIEF

Ideal 1st purchase or investor. This single storey house is bright and functional, it consists of 2 bedrooms bathroom with shower and bathtub separate toilet. Its living room has an open kitchen with pantry all overlooking the terrace. The sloping terrace is composed of several terraces to enjoy the space.

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

House of 80 m2 close to all shops and bus on foot, it is composed of a living room with open kitchen overlooking a beautiful wooden terrace, storeroom, two bedrooms, bathroom, separate toilet wardrobe in the entrance.

The land is level to take maximum advantage of the sloping ground.

Wooden terraces.

Unobstructed view, not overlooked.

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

LOCAL TAXES

Taxe foncière: 705 EUR

NOTES