

Cosy 2 bedroom cottage totally isolated in the woods with large garden near Neuviq

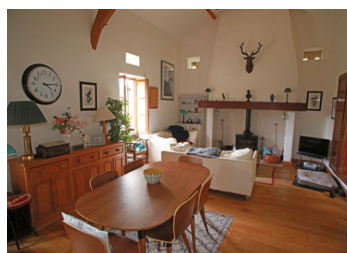


INFORMATION

Town:	Vallereuil
Department:	Dordogne
Bed:	2
Bath:	2
Floor:	125 m2
Plot Size:	7987 m2

IN BRIEF

If you are looking for total peace and isolation this is the property for you. This cosy woodland cottage has 2 ensuite bedrooms and is set in a lot of almost 2 hectares. Access is via a woodland track. Peace and tranquility assured. Early viewing recommended.



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 greater detail:

Kitchen / Living room 43m² Open plan living area with kitchen diner. Fitted kitchen units with induction rayburn oven. Oak floor with mezzanine level of 11m².

Bedroom 1 34m² with en-suite shower room and separate toilet.

Bedroom 2 34m² with en-suite bathroom with bath, separate shower, basin and toilet. This room is accessed independently from the main house and could be let as a B&B room.

Garage 22m² with upper level for storage.

The house sits centrally in a plot of 2 acres which is partly wooded.

Water and electricity are connected and internet is via satellite.

The roof is in good condition and there is new guttering.

Plunge pool with sand filter

Single glazing

Fosse septique non conforme

Taxe fonciere €591

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

LOCAL TAXES

Taxe foncière: 591 EUR

NOTES