

Two renovated houses with large garden and fantastic open views. Great income potential !

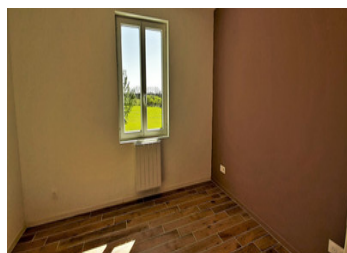


INFORMATION

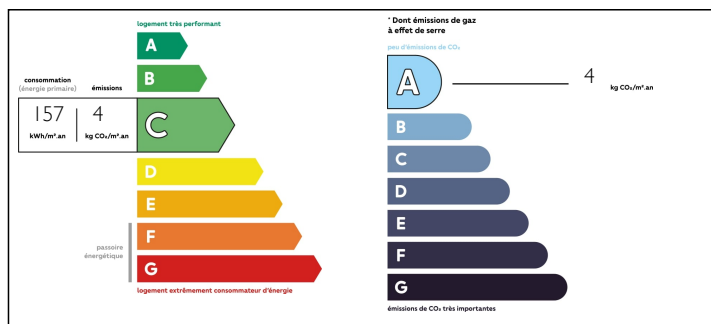
Town:	Gout-Rossignol
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	157 m2
Plot Size:	3560 m2

IN BRIEF

These two houses have been totally renovated, all new double glazing, insulation, wood-burning stoves, electric radiators and septic tanks. The first house which is single storey and has 2 bedrooms plus a smaller room that can be used as a child's bedroom or as an office. There is a nice bathroom plus a separate toilet. The entrance hall has built-in cupboards. The open plan kitchen, dining and living room overlooks a large south westerly facing terrace which leads down to the garden. The second house has an entrance hall, to one side there is the kitchen, dining room and on the other side is the living room with a large fireplace that holds a wood-burning stove. From the entrance hall the stairs lead up to a landing area, 2 bedrooms and shower room with toilet. There is a small out building with a old bread oven that needs renovating..



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: 460 EUR

NOTES

DESCRIPTION

House 1 -

Entrance hall - 8.20 m²

Kitchen / dining / living room - 35.50 m²

Bedroom 1 - 9.65 m²

Bedroom 2 - 9.55 m²

Office / bedroom - 7.30 m²

Bathroom - 3.35 m²

Wc - 1.45 m²

Exterior terrace area 40 m².

House 2 -

Downstairs :

Entrance hall - 5.55 m²

Kitchen / dining room - 23 m²

Living room - 26.25 m²

Upstairs :

Landing area

Bedroom 1 - 12m²

Bedroom 2 - 12 m²

Shower room with wc - 6.20 m².

Building with old bread oven to renovate 23 m²

Wooden potting shed.

Gated entrance to the property with gravelled driveway and south westerly facing garden with mature trees.

Two completey new septic tanks.

Taxe foncière 460€.

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