

UNDER OFFER Village house in excellent condition with kitchen, 2 bedrooms and terrace

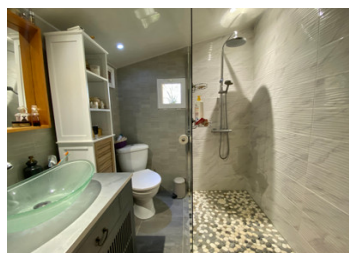


INFORMATION

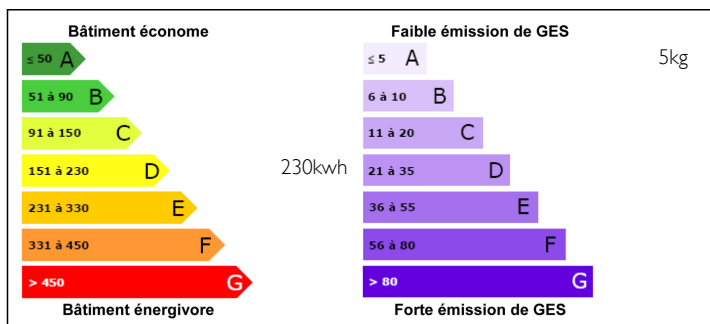
Town:	Le Fleix
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	86 m2
Plot Size:	50 m2

IN BRIEF

UNDER OFFER Lovely cottage in the heart of a small village 5kms from Le Fleix and 11kms from Ste Foy la Grande. Fully renovated, it comprises a kitchen opening onto a cosy sitting room, a bedroom with fitted cupboards and a second bedroom in the attic. There's also a new shower room with WC and a cellar/laundry leading to a beautiful deck of 50m2. The house has its private parking space. More details below!



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

Recent works: floors, kitchen, shower room, terrace, woodburner and air conditioning.

New kitchen : 14m2

Sitting room with woodburner (pellets) : 28m2

Bedroom 1 with fitted cupboard : 12m2 (accès à la terrasse)

Shower room with WC : 4m2

Laundry/cellar : 4m2 (accès à la terrasse)

Bedroom 2 in the attic : Around 36m2 footprint (beams: 1,70m)

Terrace: 50m2

Taxe foncière : 300€

11kms from Ste Foy la Grande

5kms from Le Fleix

24kms from Bergerac

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

LOCAL TAXES

Taxe foncière: 300 EUR

NOTES