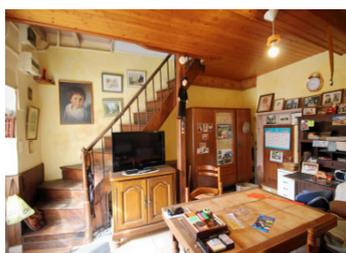
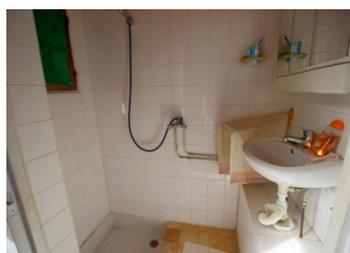


## UNDER OFFER - House in the heart of a lively village



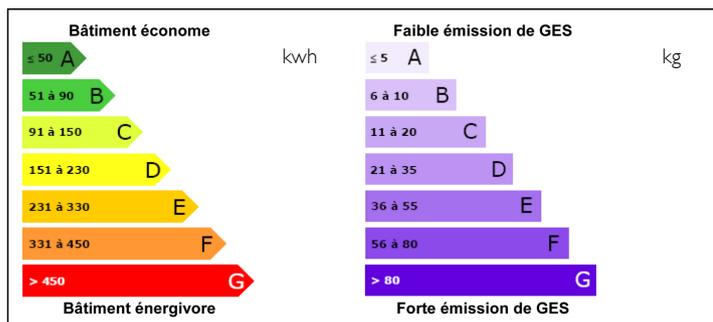
## INFORMATION

Town:	Val de Louyre et Caudeau
Department:	Dordogne
Bed:	1
Bath:	1
Floor:	40 m <sup>2</sup>
Plot Size:	150 m <sup>2</sup>

## IN BRIEF

This beautiful little village house is waiting for your project : vacation home, seasonal rental, investment, ... It is located in the center of the village of Sainte-Alvère, a dynamic village of the Périgord Noir. All the local shops are at your disposal and accessible by foot. It consists of two floors with charm and calm. A small plot of land (100m<sup>2</sup>) is in front of the house and will allow you to enjoy the sun of the Dordogne. The house needs to be renovated, but is habitable as it is. The roof needs to be revised - electric heating - single glazing - kitchen corner and shower room with separate toilet - mains drainage.

## 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

HOUSE - approx 40m<sup>2</sup> living space on two floors  
Living room (20m<sup>2</sup>) with kitchenette and stairs to the first floor.

On the first floor there is a bedroom (16m<sup>2</sup>) with separate shower room (2m<sup>2</sup>) with sink and separate toilet on the landing (2m<sup>2</sup>).

The house is situated in a small pedestrian street and therefore quiet.

Roof in good general condition but in need of revision - electric heating - single glazing - mains drainage - garden (100m<sup>2</sup>).

Le Bugue 13 km

Sainte-Alvère 100m

Bergerac airport 30 km

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

## NOTES