

Very well situated in the commune of Chancelade, near Périgueux. 3 bedroom single storey house and its garden.



## INFORMATION

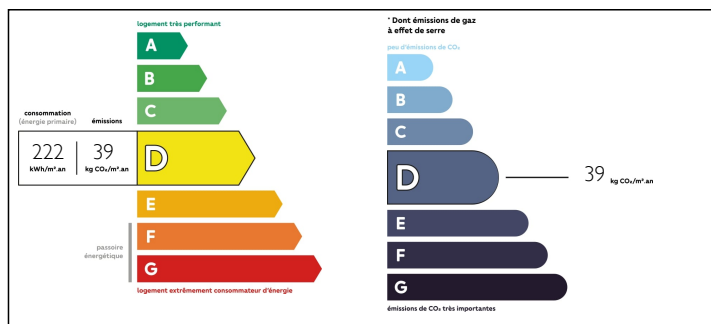
Town:	Chancelade
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	91 m2
Plot Size:	2768 m2



## IN BRIEF

VERY WELL LOCATED ON THE COMMUNE OF CHANCELADE, SINGLE STOREY HOUSE ON SEMI-EARTHEN BASEMENT, OF TRADITIONAL CONSTRUCTION, COMPOSED OF A SEMI-OPEN KITCHEN GIVING ONTO A LIVING ROOM, 3 BEDROOMS, BATHROOM WITH INDEPENDANT WC, COVERED TERRACE WITH BARBECUE AREA, BEAUTIFUL WOODED PARK OF ABOUT 2768 M<sup>2</sup>.

## 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

VERY WELL SITUATED IN THE COMMUNE OF CHANCELADE, THIS 1997 HOUSE ON ONE LEVEL ON A SEMI-EARTHEN BASEMENT, OF TRADITIONAL CONSTRUCTION, CONSISTS OF A SEMI-OPEN KITCHEN OPENING ONTO A BEAUTIFUL LIVING ROOM WITH WOOD BURNER.

-IT HAS A LIVING ROOM WITH A WOOD BURNER, A BATHROOM, INDEPENDANT WC, 3 BEDROOMS, 2 WITH CUPBOARDS, A COVERED TERRACE, A BARBECUE AREA, AND A LOVELY GARDEN OF 2768 M².

GAS HEATING AND WOOD BURNER.

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

## LOCAL TAXES

Taxe foncière: 1600 EUR

## NOTES