

## 2 Bedroomed property in the popular village of Mialet in the North Dordogne



## INFORMATION

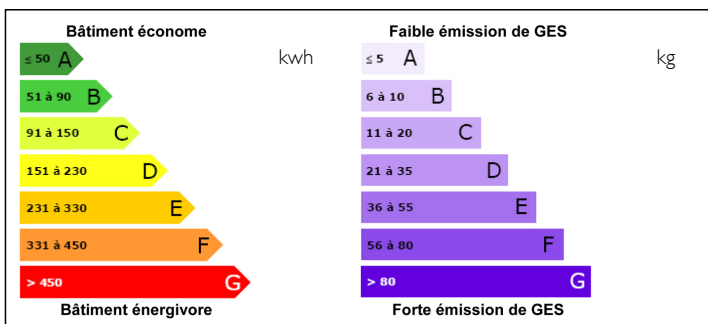
Town:	Mialet
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	85 m2
Plot Size:	0 m2

## IN BRIEF

Situated in the centre of the village of Mialet this great property would be make a super lock up and leave or full time home.

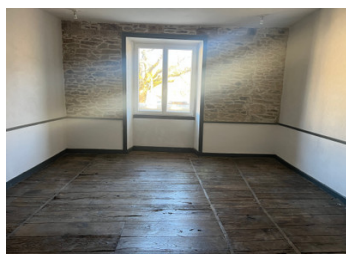


## ENERGY - DPE



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

You enter the property directly into the Kitchen area (20.25m<sup>2</sup>). There is plenty of room for a dining room table. This then leads on to the living room (10.7m<sup>2</sup>) with a WC tucked under the stairs.

On the first floor is a large bedroom (20.7m<sup>2</sup>) plus a dressing room (8.96m<sup>2</sup>).

On the 2nd floor is a bedroom (16.36m<sup>2</sup>) with a small attic storage room plus a bathroom. The bathroom (8.1m<sup>2</sup>) currently has a bath, shower and WC. There is plenty of room to install a shower.

Unfortunately the property does not have a garden.

It benefits from double glazing, mains water and electrics and is connected to the main drains.

All measurements given are approximate.

More photos available on request.

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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: 506 EUR

## NOTES