

Single storey house to modernise. Garage. Plot of about 3000 m<sup>2</sup>. Country location 20 minutes from Périgueux.

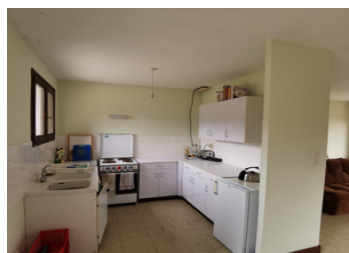


## INFORMATION

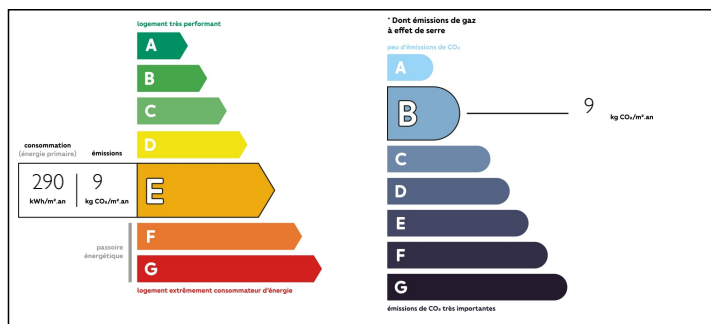
Town:	Saint-Geyrac
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	82 m <sup>2</sup>
Plot Size:	3100 m <sup>2</sup>

## IN BRIEF

House of more than 80 m<sup>2</sup> on a large plot. 3 bedrooms, a shower room, a kitchen open on the living room. A toilet. Terraces on both sides of the house. To refresh, but habitable. Garage of about 20 m<sup>2</sup>. Double glazed doors, insulated attic. Good general condition. Garage of about 20 m<sup>2</sup>. Swimming pool possible. House on crawl space. Septic tank drainage to review. Old electric meter.



## 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 of more than 80 m<sup>2</sup> on large ground. 3 bedrooms, a shower room, a kitchen open on the living room. A toilet. Terraces on both sides of the house. To refresh, but habitable. Garage of about 20 m<sup>2</sup>. Double glazed doors, insulated attic. Good general condition. Swimming pool possible. To seize! House on crawl space. Septic tanks to be revised. Old electric meter.

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

## NOTES