

The perfect lock up and leave, 2 bedrooms, heated pool, reversible air conditioning and lovely big terrace.



INFORMATION

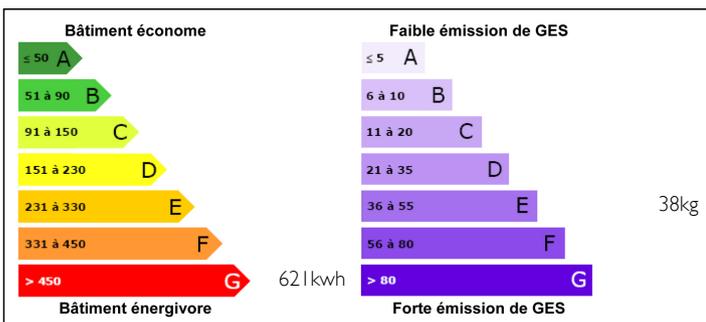
Town:	Saint-Paul-Lizonne
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	62.5 m2
Plot Size:	2903 m2



IN BRIEF

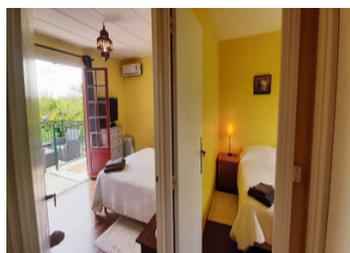
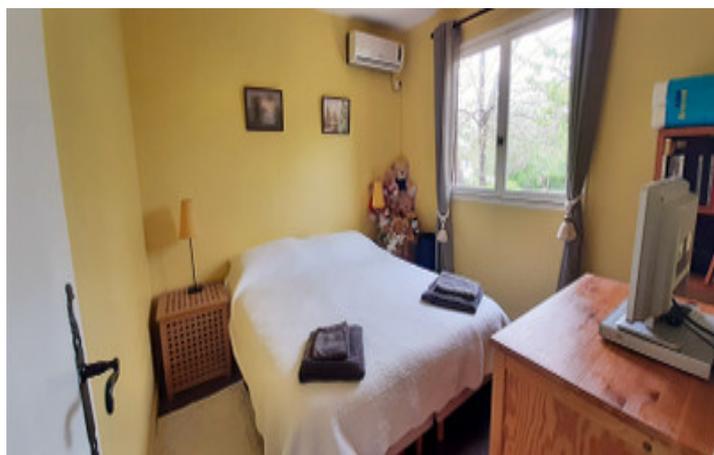
A perfect holiday home or even permanent single-storey home, very charming and with a lovely, easy-to-maintain wrap around garden! The exterior walls of the house are prefabricated and the interior walls are plasterboard. The house consists of an open plan kitchen dining and living room with double doors leading out to the large terrace that overlooks the pool area. The 2 bedrooms, one with double doors also leading out to the front terrace, both bedrooms have reversible (hot/cold) air conditioning, and there is 1 shower room with wc. Outside is a storage room with the connections for the washing machine. There is also a small barn on the land that needs the roof renovating.

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

In Greater Detail -:

Kitchen, dining and living room - 26.70 m2

Hallway - 2.20 m2

Bedroom - 14 m2

Bedroom - 9.05 m2

Shower room with toilette - 4.50 m2.

Storage room - 15 m2

Terrace - 50 m2

Small barn.

Heated swimming pool - 10m x 5m.

Garden and land - 2903 m2

Taxe foncière 779€.

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

LOCAL TAXES

Taxe foncière: **779 EUR**

NOTES