

4-bedroom house with above-ground pool a quiet area on the edge of a wood on the heights of Chancelade.



INFORMATION

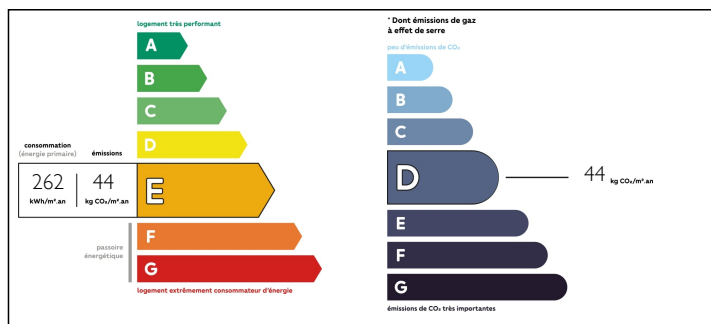
Town:	Chancelade
Department:	Dordogne
Bed:	4
Bath:	1
Floor:	110 m2
Plot Size:	2600 m2

IN BRIEF

Functional house with 30 m2 living room - recent open-plan kitchen- 2 bedrooms on garden level and bathroom with Italian shower upstairs: 1 large bedroom with washbasin - possibility of adding a shower basement: 1 bedroom or study with large garage - above-ground swimming pool above-ground swimming pool Oil-fired central heating - Septic tank up to standard-



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

30 m2 living room - 10 m2 kitchen - 15 m2 bedrooms - 12 m2 bedroom and 9 m2 bedroom - 6 m2 bathroom - 12 m2 study

Electric aluminium and solar shutters news alarm

automatic gate

2600 m2 plot with undergrowth

easy access to amenities

5 minutes from the market town of Chancelade

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

LOCAL TAXES

Taxe foncière: 1945 EUR

NOTES