

Four-bedroom family house with a garden near Marsac shopping centre.

EXCLUSIVE

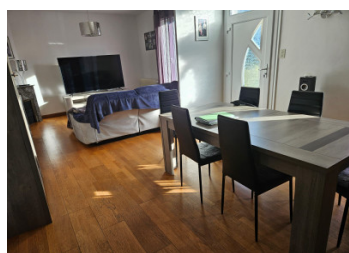
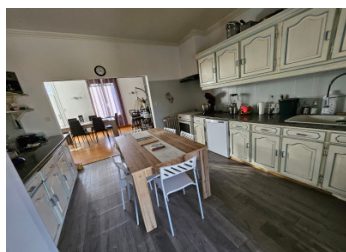


INFORMATION

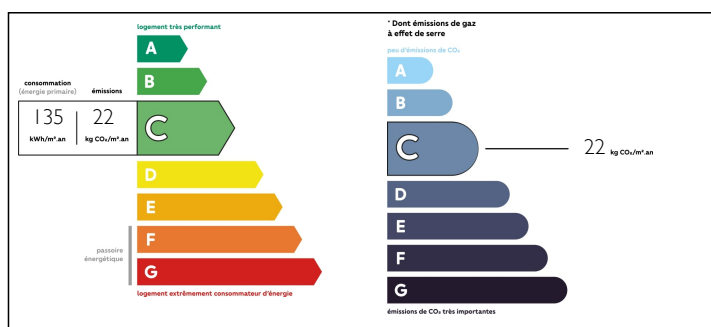
Town:	Marsac-sur-l'Isle
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	208 m2
Plot Size:	1821 m2

IN BRIEF

House composed of ; 1st floor: Double living room with pellet stove open onto the kitchen opening onto a veranda that can be used as a patio in between seasons. On the same level 2 bedrooms of 14 m2 each with ceiling heights of more than 2.75 m with shower room bathroom and separate wc. On the ground floor, ceiling, billiards room, 2 bedrooms, 1 bathroom with shower and bath, separate WC, veranda. veranda. Enclosed grounds of 1821 m2. Close to bus stop and rail shuttle.

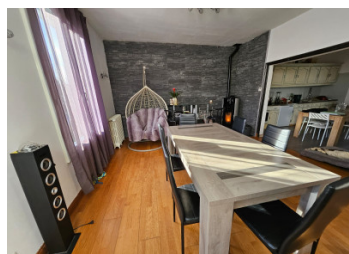


ENERGY - DPE



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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

This home offers a comfortable split-level layout, with attractive features and a generous plot. Here's an overview of the main features:

On the 1st floor, you'll find a bright double living room adorned with a pellet stove, opening onto a modern and functional kitchen. The kitchen opens onto a veranda that can be used as a patio in the off-season, providing additional space for relaxation. On the same level, there are two spacious bedrooms, each measuring 14 m², with generous ceiling heights of over 2.75 metres. Each bedroom has an en suite shower room and separate toilet, ensuring maximum comfort and privacy.

On the ground floor, you'll find a billiards room, ideal for entertaining family and friends. Two further bedrooms, a bathroom with shower and bath, a separate toilet and a conservatory complete this floor, providing a functional and versatile living space.

The property is set in 1,821 m² of enclosed grounds, providing ample outdoor space to enjoy fine weather and outdoor activities.

The house is also ideally located, close to a bus stop and a short walk from the rail shuttle, making it easy to get around on a daily basis. The nursery and primary schools are within walking distance, making it very convenient for families with children. In short, this home offers a comfortable and practical living environment, with well-appointed interior spaces and a large outside plot, all in an environment close to essential amenities.

Information about risks to which this property is exposed is available on the...

LOCAL TAXES

Taxe foncière: 1400 EUR

NOTES