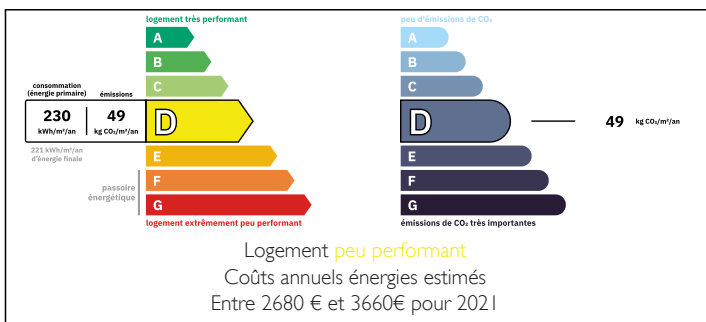


Authentic mansion late 19th century 180m2 with a pleasant park of 2360m2.



ENERGY - DPE



INFORMATION

Town:	ST FRONT DE PRADOUX
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	180 m2
Plot Size:	2360 m2

IN BRIEF

Authentic mansion late 19th century 180m2 with a pleasant park of 2360m2.

This "maison de maître" style house is located between two villages with all amenities needed and easy access to station, A89 motorway and Bergerac airport 45 minutes away.

Ground floor.

Entrance hall 12m2,

Living room 25m2,

office 12m2,

Kitchen 16m2,

Bathroom and wc.

First floor.

3 bedrooms of 16m2 18m2 and 20m2

Master bedroom with bathroom and dressing (25m2)

Landing with access to attic (insulated and suitable for conversion)

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.

discover the French lifestyle.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.

Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr



LOCAL TAXES

Taxe foncière: 1236 EUR

Taxe habitation: 780 EUR

NOTES

DESCRIPTION

Ground floor.

Entrance hall 12m2,

Living room 20m2,

Dining room 25m2,

Kitchen 16m2,

Bathroom and wc.

First floor.

3 bedrooms of 16m2, 18m2 and 20m2

Master bedroom with bathroom and dressing (25m2)

Landing with access to attic (insulated and suitable for conversion)

A large garage with storage space and wc.

An outbuilding suitable for conversion to a "gite" or another private apartment of 50m2

This property is in good condition and perfect for a family .

A good opportunity to invest in Perigord and discover the French lifestyle..

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