LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A16112 Price: 46 600 EUR

agency fees included: 6600 € TTC to be paid by the buyer (40 000 EUR without fees)

Open to offers! A 4-bedroom house in a large market village deep in the Perigord vert with a detached garden.















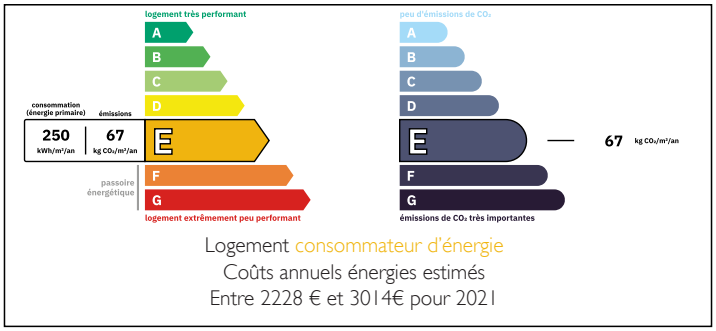
INFORMATION

Town:	Lanouaille
Department:	Dordogne
Bed:	4
Bath:	1
Floor:	105 m2
Plot Size:	390 m2

IN BRIEF

This house of pleasing proportions dates from the 19th century needs interior refurbishing and redecorating which has already been started by the previous owner with scope for amply sized ensuite bathrooms. The remaining work has been brought into account and therefore priced accordingly in offering a family property with a massive potential that is close to schools, shops, and restaurants.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2228 € et 3014€ pour 2021

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.

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

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DESCRIPTION

Ground floor
Kitchen 12 m²
Sitting room 18 m²
Bedroom 1 11.1 m²
Bathroom with bath and washbasin 8.4 m²
W/c 2m²
Boiler cupboard 4 m²

First floor
Bedroom 2 wooden flooring window 17.4 m²
Bathroom with washbasin (unfinished) 9 m²
Bedroom 3 wooden flooring new windows 17.7 m²
Bedroom 4 wooden flooring new window 12 m²

Attic, single garage and barn of 48 m² (semi detached)
Nearly all the windows have been replaced.
Long garden with fruit trees

Limoges airport 1 hour
Local supermarket 3 minutes
Shops, restaurants, primary and secondary schools, walking distance.

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

NOTES

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