

Contemporary low energy house with 187m2 of living space and 5 bedrooms on 8400m2 of land



## INFORMATION

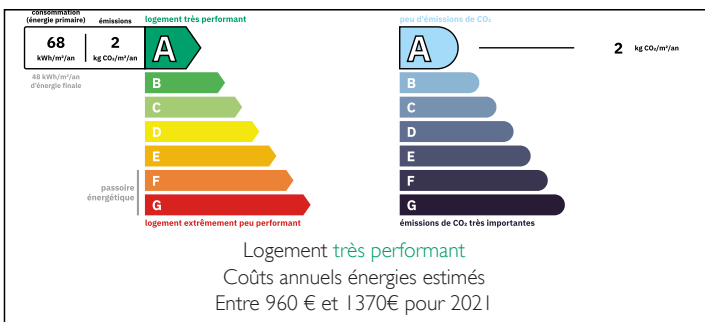
Town:	Mareuil en Périgord
Department:	Dordogne
Bed:	5
Bath:	1
Floor:	187 m2
Plot Size:	8418 m2

## IN BRIEF

House of 187 m2 with low energy consumption, composed on the ground floor of a large living room with fitted kitchen opening onto a living/dining room with wood burner, an office, a bedroom, a complete bathroom (bath and Italian shower) and a WC, on the first floor of 4 bedrooms, a large hallway to be finished and a room destined to become a bathroom (plumbing in place) and on the ground floor of a large basement with a laundry room and a cellar.

This house is situated on a hill with a clear view on the outskirts of a hamlet.

## 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 house was built in 2008 with a view to saving energy.

At present the annual consumption is 780€ for heating and electricity. All walls, even in the basement, are insulated as well as the roof, double glazing throughout. Underfloor heating for the two floors with heat pump and solar panels.

Garden level

Living room 60m<sup>2</sup> with equipped kitchen area, wood burning stove terrace

Bedroom 16,5m<sup>2</sup>

Bathroom 8m<sup>2</sup>

Office 10m<sup>2</sup>

Upper floor

Bedroom(1) of 19m<sup>2</sup>

Bedroom(2) of 19m<sup>2</sup>

Bedroom(3) of 20m<sup>2</sup>

Bedroom(4) of 22m<sup>2</sup>

1 room of 8m<sup>2</sup> to finish for bathroom (plumbing in place)

1 room of 10m<sup>2</sup> (hall) to finish

Ground floor

Basement of 112m<sup>2</sup> for parking with utility room and boiler room.

## LOCAL TAXES

Taxe foncière: 1200 EUR

## NOTES

The house is set in 8400m<sup>2</sup> of land with a vegetable garden and some fruit trees and benefits from a very nice view.

The nearest town is Mareuil with shops, schools, doctors, pharmacy etc. and a daily bus to Angouleme (TGV) and Périgueux.

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