LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A25007DFA24 Price: 135 000 EUR

agency fees included: 8 % TTC to be paid by the buyer (125 000 EUR without fees)

Single-storey house in VILLANBLARD















INFORMATION

Town:	Villamblard
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	97 m2
Plot Size:	421 m2

IN BRIEF

Single-storey house in the heart of the village of VILLAMBLARD

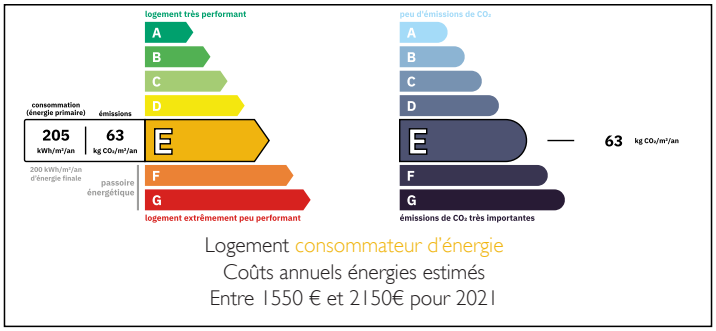
Single-storey house comprising:

1 fitted kitchen opening onto a dining room, 3 bedrooms, 1 bathroom, 1 toilet, 1 living room, 1 double garage, 1 covered terrace, 1 courtyard and 1 garden.

The highlights of this house:

- Interconnecting double garage with direct access into the house.
- One garage is separate and has water supply and drainage for a washing machine.
- The window frames are double-glazed with aluminium sunshades.
- The exterior walls of the house are insulated
- It is connected to the mains drainage system
- 15 m² covered terrace
- Courtyard with direct access from the living room and a small garden

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 1550 € et 2150€ 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.

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DESCRIPTION

Single-storey house in the heart of the village of VILLAMBLARD

- Double garage with direct access to the house.
- 1 garage is insulated and has water inlet and outlet for washing machine.
- Double-glazed windows with aluminium solar shutters.
- The outside walls of the house are insulated.
- It is connected to mains drainage.
- There is a 15 m² covered terrace
- There is a courtyard with direct access from the living room and a small garden.

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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