

## Building to be developed or large family home

EXCLUSIVE



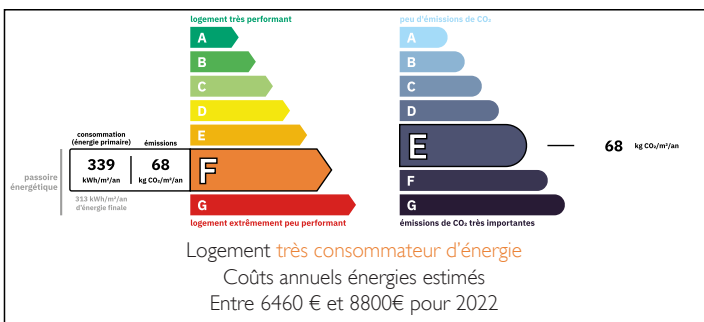
## INFORMATION

Town:	Mareuil en Périgord
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	225 m <sup>2</sup>
Plot Size:	398 m <sup>2</sup>

## IN BRIEF

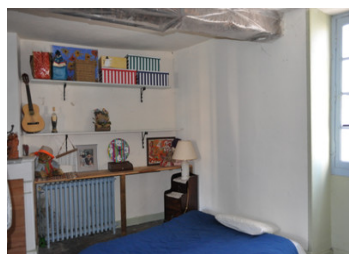
Centrally placed property in Dordogne village in the Green Périgord. The property consists of a bar, function room and commercial kitchen downstairs, while upstairs is a 3-bedroomed apartment. Outside court and garden. Lively village with communal activities. Bakery and grocery nearby.

## ENERGY - DPE



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.



## DESCRIPTION

Downstairs: Bar: 26.76 m<sup>2</sup>

Function room with parquet floor: 58 m<sup>2</sup>

Kitchen: 16.8 m<sup>2</sup>

Back kitchen: 18.83 m<sup>2</sup>

Toilets: 8.84 m<sup>2</sup>

Upstairs:

Living room with woodstove: 18.13m<sup>2</sup>

Kitchen: 21.64m<sup>2</sup>

Two bedrooms: 19.71m<sup>2</sup>; 14.90 m<sup>2</sup>

Bathroom and toilet: 4.74 m<sup>2</sup>

Third bedroom in attic: 16.56 m<sup>2</sup> (under the eaves)

Outside east-facing courtyard

Garden

Individual septic tank - needs updating

## NOTES

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