LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A32126JES24 Price: 85 000 EUR

agency fees included: 10 % TTC to be paid by the buyer (77 273 EUR without fees)

Two bedroom house in a North Dordogne hamlet with barn and almost two and half acres of land















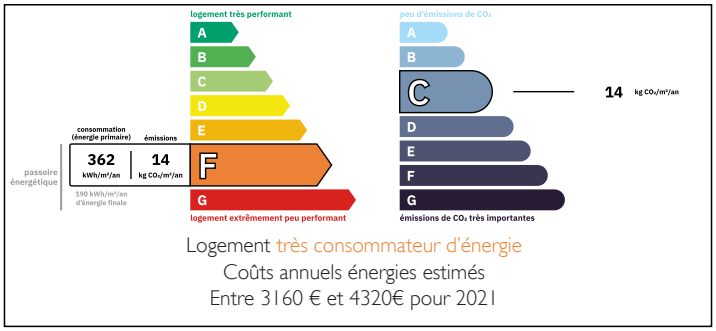
INFORMATION

Town:	Mialet
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	78 m2
Plot Size:	9634 m2

IN BRIEF

Situated in a hamlet 2km from the village of Mialet which has basic amenities, a bar and a leisure lake.

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 3160 € et 4320€ 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

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A32126JES24 Price: 85 000 EUR

agency fees included: 10 % TTC to be paid by the buyer (77 273 EUR without fees)







DESCRIPTION

This semi detached house has an open plan entrance, living and dining space with open fire place. A few steps takes you to the kitchen, bathroom and WC. Upstairs there are two good sized bedrooms. Attached to the house is a barn in good condition. The garden wraps around the house with a private gated entrance. The large field of around two acres is found to the left of the property.
The airport of Limoges is at 50km from the property.

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

LOCAL TAXES

Taxe foncière: **647 EUR**

NOTES

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