LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A33462JJE24 Price: 149 000 EUR

agency fees included: 9 % TTC to be paid by the buyer (136 698 EUR without fees)

Three bedroomed stone house in a small quiet hamlet. Lovely roof top terrace with spectacular views.















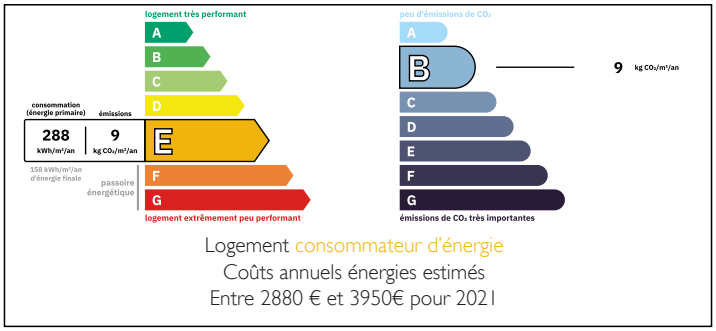
INFORMATION

Town:	Bouteilles-Saint-Sébastien
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	160 m2
Plot Size:	92 m2

IN BRIEF

This is a very nice and well maintained property and is tucked away in a small and very quiet hamlet yet is just a short distance to the village of St Severin with it's shops, bars/restaurants, medical centre and school. The house comprises of a downstairs entrance hall that leads into a kitchen/dining and living area, there are also two downstairs bedrooms and a shower room with toilet. Going up the stone spiral staircase one enters into a large open plan kitchen/dining and living room with a chimney, from the living room there is the third bedroom with it's en-suite shower room and toilet. There are stairs leading up to the gorgeous roof top terrace that has recently been re-sealed and tiled. From this lovely terrace one has the most stunning views across the beautiful rolling countryside and...

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2880 € et 3950€ 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.







LOCAL TAXES

Taxe foncière:	**912 EUR**
Taxe habitation:	**562 EUR**

NOTES

DESCRIPTION

In Greater detail.

Downstairs :
Entrance hall - 20.55 m²
Kitchen/dining/living area - 28.40 m²
Bedroom 1 - 14.55 m²
Bedroom 2 - 9.65 m²
Shower room with wc - 3.45 m²
Storage room - 3.65 m².

Upstairs :
Kitchen/dining/living area - 64.40 m²
Bedroom - 14.05 m²
En-suite shower room with wc - 6.20 m²

Roof top terrace - 20 m²
Parking area - 72 m²

Taxe foncière 912€

Electric heating and chimney
90% Double glazing
Fully furnished (if wanted).
All roof tiles are clipped

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