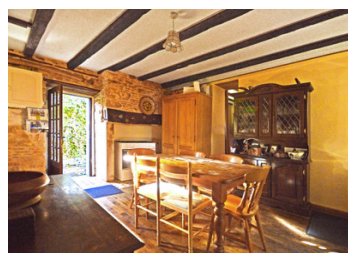
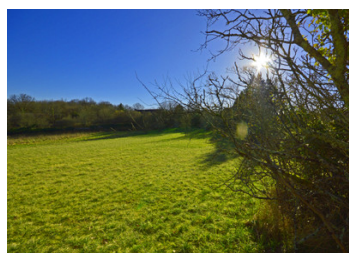


A typical Périgordine cottage, part 18th century with its own meadow at the edge of a hamlet

EXCLUSIVE



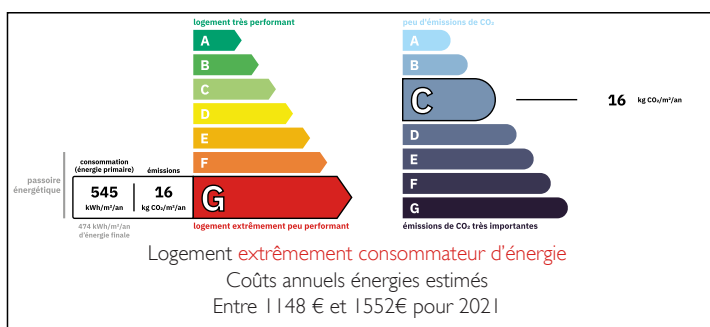
## INFORMATION

Town:	Saint-Germain-des-Prés
Department:	Dordogne
Bed:	1
Bath:	1
Floor:	70 m2
Plot Size:	3632 m2

## IN BRIEF

A classic semidetached stone cottage at the edge of an ancient hamlet and has its own meadow with a small outbuilding at the edge of it. The cottage has a pretty interior with an old stone fireplace in the kitchen and a sunroom leading off from the sitting room. A perfect property for a couple or a small family that would be easy to heat and maintain.

## 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

Ground floor

Kitchen/dining room with a stone fireplace 21 m<sup>2</sup>

Sitting room with wood burner 21 m<sup>2</sup>

Sunroom veranda 4 m<sup>2</sup>

Washroom with shower, w/c and washbasin 3,5 m<sup>2</sup>

1st floor

Large Landing (with double bed) 11,6 m<sup>2</sup> (15 m<sup>2</sup> floor area)

Bedroom 8,5 m<sup>2</sup> (11 m<sup>2</sup> floor area)

Basement

Cellar (low ceiling) 6 m<sup>2</sup>

Outside

Car shelter/garden shed

Small enclosed garden and gate

Meadow

Amenities

Local shop 3 minutes by car

Local supermarket 11 minutes

Nearest SNCF train station 16 minutes

Nearest airport (Limoges) 1h 6 minutes

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

## LOCAL TAXES

Taxe foncière: **292 EUR**

## NOTES