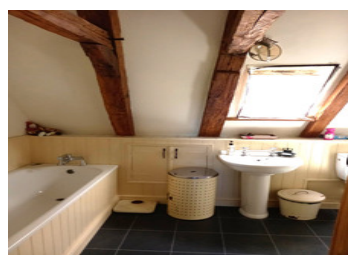


House (145m²) with 2 bedrooms, 2 shower/bath rooms, sitting/dining room, garden (4772m²), barn (100m²) & pond.



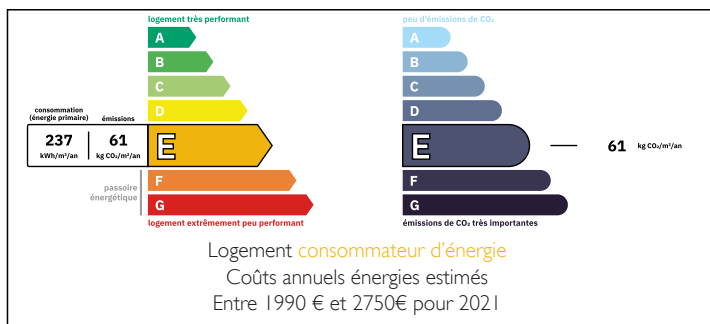
INFORMATION

Town:	Villac
Department:	Dordogne
Bed:	2
Bath:	2
Floor:	145 m ²
Plot Size:	4772 m ²

IN BRIEF

Village located, charming red stone house of 145m² with 2 bedrooms (18m² and 18m²), 2 bathrooms (11 m² and 3m²), large vaulted ceilinged sitting/dining room (54m²) and a kitchen (35m²) set over 3 floors. Large garden of 4700m² with a fishpond and a pigsty. There is a barn (100m²) with a roof replaced around 6 years ago.

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

A characterful, red stone village house of 145m² set over three floors. It has 2 bedrooms of 18m² and a shower/bath room (3m²) on the top floor. There is a large high-ceilinged sitting/dining room of 54m² on the middle floor with a stone fireplace and log burner. A balcony accessed via french doors off the dining room offers garden views.

The fitted kitchen is 35m² and is on the ground floor along with the second shower room/ laundry room of 11m². The large, well-maintained garden of 4700m² has a pond and a pigsty, currently used to store wood. There is a barn of 100m² with a roof replaced around 6 years ago. It is split into workshop and storage space.

LOCAL TAXES

Taxe foncière: 151 EUR

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

NOTES