

An opportunity to buy two stone, semi-detached houses in a town in the Green Périgord.

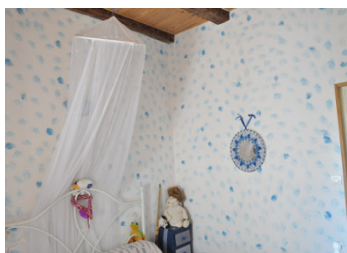
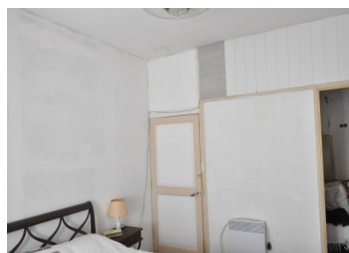


INFORMATION

Town:	Mareuil en Périgord
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	170 m2
Plot Size:	29 m2

IN BRIEF

One house has been renovated and is habitable. In the second house, renovations to be completed. Centrally placed in busy market town with shops, doctors, sports facilities and all amenities.



ENERGY - DPE

DPE not required.

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

First house. On the ground floor, there's a living room with open stone walls (17.73m²) and an open kitchen (11.78m²). First floor: Bedroom (12.19m²) with a walk-in wardrobe (4.54m²), a small room (7.63m²) and a shower room (7.87m²). A short corridor leads out to a private courtyard (12.26m²) with an outhouse to stock tools. (8.29m²).

Second house, which was originally a shop. This part still needs restoring. On the ground floor old shop: (24.11m²). On the first floor: a good-sized room (21.9m²). Courtyard 16.33m² with an outbuilding to stock wood. A staircase leads up to the attic, which could become living space. (13.06m² . Loi Carrez.) The house is well insulated and has double glazing on the windows. A new hot water tank heats the water.

35 minutes from Angoulême by car with its TGV service to Paris (2 hours). There's also a twice daily coach service to Angoulême.

LOCAL TAXES

Taxe foncière: 724 EUR

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

NOTES