

2 Bedroom detached house. Garage, secure parking & garden. Nice views



INFORMATION

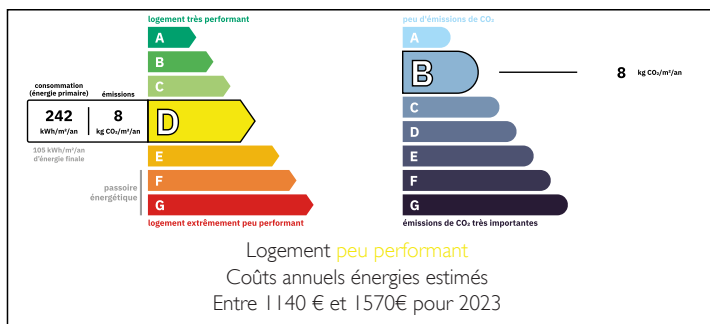
Town:	Saint-Saud-Lacoussière
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	60 m2
Plot Size:	520 m2

IN BRIEF

A nice 2 bedroom detached house on the edge of the village. Off road parking, low maintenance garden and garage.

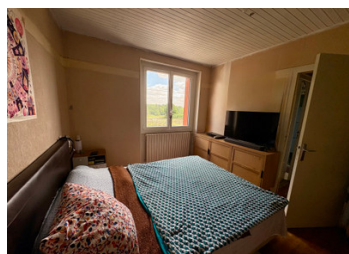


ENERGY - DPE



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

This detached house is set off a quiet lane just 10 minutes from Saint Saud. The front door leads into a covered porch and then into the KITCHEN/DINER 3.9 x 5m (19.5m²). The kitchen is a good size but needs updating. The LOUNGE 2.9 x 3.9 (11.3m²) leads off the kitchen. Stairs from the kitchen go to the first floor. BEDROOM 1 4 x 2.9 (11.6m²) a double bedroom. BEDROOM 2 3 x 4.1 (12.3 m²) a double room with built in wardrobes. BATHROOM 2 x 1.6 (3.2m²)

The property has an air source heat pump for central heating, double glazing throughout. The water supply is from a well. Drainage is to a septic tank (which does not conform)

A GARDEN 520m² a nice low maintenance garden laid to lawn. Double gates open to off road parking for 2 cars and a garage.

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

LOCAL TAXES

Taxe foncière: 432 EUR

NOTES