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IMMOBILIER INTERNATIONAL

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Ref: A39700JES24 Price: 183 000 EUR

agency fees included: 8 % TTC to be paid by the buyer (169 500 EUR without fees)

Detached house with three bedrooms, balcony and large garden















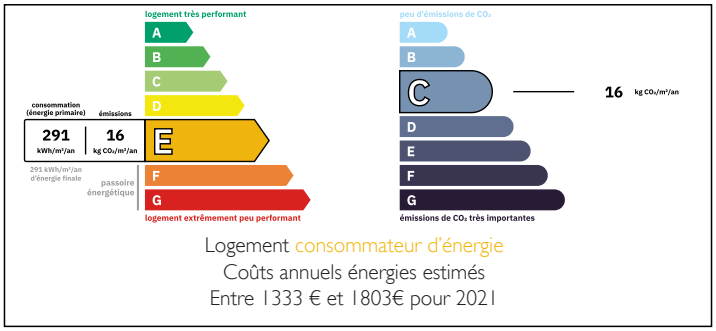
INFORMATION

Town:	Mialet
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	116 m2
Plot Size:	3271 m2

IN BRIEF

This attractive property features three spacious bedrooms, two shower rooms, and a superb covered balcony with views over the garden.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 1333 € et 1803€ 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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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DESCRIPTION

Set behind gates and mature hedging on the edge of a small hamlet, this property offers privacy without feeling remote.

The ground floor comprises a fitted kitchen and a bright open-plan lounge/dining area with direct access to a covered balcony. A bedroom, also opening onto the balcony, and a separate WC complete this level.

Upstairs, there are two further bedrooms, one benefiting from an en-suite shower room, as well as an additional independent shower room.

The basement is split into two areas, providing a garage and a practical utility room.

The covered balcony is an ideal space for outdoor entertaining during warmer months, overlooking the garden. The garden itself features a variety of mature trees and shrubs, a small pond to restore, and a wood store.

Located in the heart of the Périgord-Limousin Regional Natural Park, the property is just 5.5 km from the village of Dournazac with its essential shops and services. Larger towns can be found in Cussac (11 km) and Châlus (13 km). Limoges Airport is approximately 44 km away.

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

NOTES

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