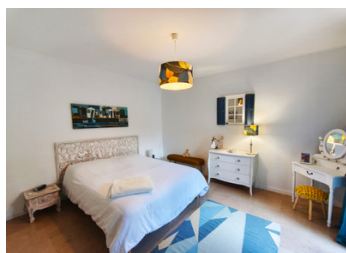
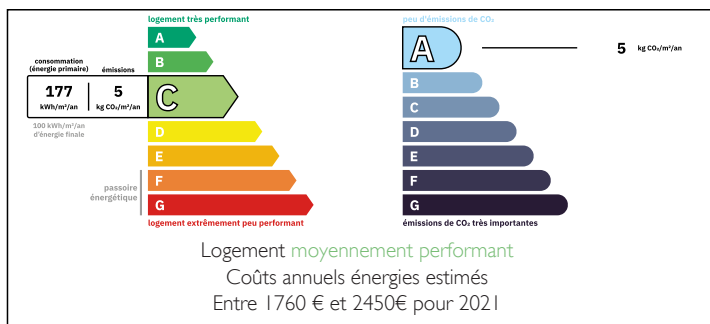


House with basement of 6 rooms including 5 bedrooms, living room, kitchen and bathrooms. Swimming pool. garden



ENERGY - DPE



INFORMATION

Town:	Mussidan
Department:	Dordogne
Bed:	5
Bath:	2
Floor:	158 m²
Plot Size:	1161 m²

IN BRIEF

Architect house, semi single storey, in stone of Bayac with garage and swimming pool 8m x 4m (covered and heated PAC) on closed ground of approximately 1161 m² landscaped

This family house of 158 m² has been recently renovated and you can put down your suitcases, it consists:

On the ground floor:

- living room with Périgourdine fireplace + wood stove (2022)
- equipped kitchen open to the living room
- 2 bedrooms
- bathroom
- Separate WC

Upstairs:

- two bedrooms including one of 35 m²
- an office (or children's room)
- a shower room with WC.

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.

house (2022),

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.

Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France info@leggett.fr

Ideally located, walking distance to shops, schools,



DESCRIPTION

Architect house, semi single storey, in stone of Bayac with garage and swimming pool 8m x 4m (covered and heated PAC) on closed ground of approximately 1161 m2 landscaped

This family house of 158 m2 has been recently renovated and you can put down your suitcases, it consists:

On the ground floor:

- living room with Périgourdine fireplace + wood stove (2022)
- equipped kitchen open to the living room
- 2 bedrooms
- bathroom
- Separate WC

Upstairs:

- two bedrooms including one of 35 m 2
- an office (or children's room)
- a shower room with WC.

A total basement with double garage, boiler room, laundry, wine cellar and storage add to the comfort of this beautiful house.

Fiber installed.

Mains drainage.

Heat pump (2023), double glazing throughout the house (2022),

No work to plan

Ideally located, walking distance to shops, schools, doctors, cinema and transport, 25 minutes from Bergerac, 35min from Périgueux, one hour from Bordeaux (Car by A89 or train)

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

LOCAL TAXES

Taxe foncière: **1476 EUR**

NOTES