LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A42655LNH24 Price: 99 000 EUR

agency fees included: 10 % TTC to be paid by the buyer (90 000 EUR without fees)

Cosy 1-bed cottage with large barn in isolated location, secure garden with well, open countryside views.















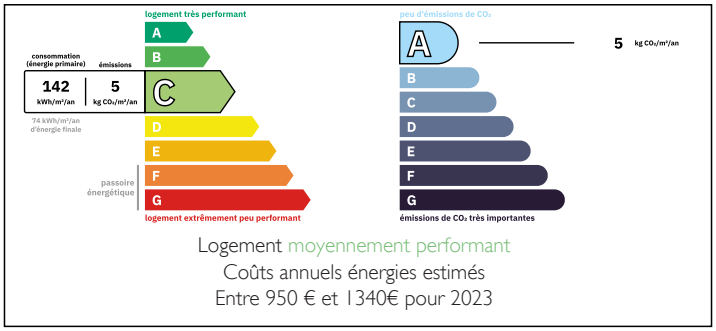
INFORMATION

Town:	Chalais
Department:	Dordogne
Bed:	1
Bath:	1
Floor:	56 m2
Plot Size:	6635 m2

IN BRIEF

This cosy 1-bedroom cottage in the commune of Chalais is located in the heart of the Dordogne countryside with green views all around. Enter the property through the glass veranda, perfect for enjoying the morning sun and the wide-ranging views. The veranda opens into a spacious kitchen/dining room with ample storage and built-in appliances. The kitchen leads to a comfortable lounge with a fibre internet connection point. A small flight of stairs descends from the lounge into a spacious bedroom with ensuite bathroom and separate WV. The attached barn has a dedicated laundry and utility area, while the remainder is available for storage or development into further living space. The garden to the front of the house is securely fenced and has vehicle access. This property has a favourable EPC rating of C due to good insulation, double...

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 950 € et 1340€ pour 2023

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.

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LOCAL TAXES

Taxe foncière: **355 EUR**

NOTES

DESCRIPTION

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VERANDA (6,4m2)
Glazed sliding doors on 3 sides give a great indoor to outdoor space.

KITCHEN DINER (16,1m2)
A bank of floor and wall cabinets along one wall and further kitchen cabinets and built-in storage on the opposite wall gives great storage and work space. There is room to accommodate a dining table and 6 chairs.

LOUNGE (14,9m2)
A cosy space with room for a comfortable furniture suite. The fibre internet connection is located in this room.

BEDROOM (17,5m2)
A small flight of stairs leads down from the lounge into the bedroom. This generous room with long rectangular dimensions can accommodate a double bed at...