LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A43071JT24 Price: 61 600 EUR

agency fees included: 6600 € TTC to be paid by the buyer (55 000 EUR without fees)

House with independant gite, garage and garden in Payzac.

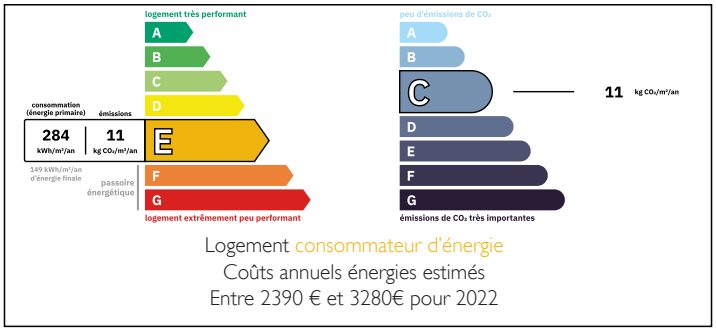
INFORMATION

Town:	Savignac-Lédrier
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	107 m2
Plot Size:	434 m2

IN BRIEF

House situated close to the village of Payzac and its amenities. The house has around 430m² of garden, with garage and carport, a gite which is rented out yearly.
You will also find a workshop with storage space.
The property is liveable straight away, equipped with double glazing, electric heating and connected to mains drainage.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2390 € et 3280€ pour 2022

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

The house offers around 80m², composed of an entrance onto the kitchen, lounge, shower room and WC, workshop attached to the house.
First floor: 2 bedrooms with an office.
Cellar in the basement.
Independant garage of 38m², with carport and enclosed garden.

A gite of around 34m², composed of an entrance onto the kitchen, a lounge, bedroom, shower room and WC.

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

LOCAL TAXES

Taxe foncière:	**820 EUR**

NOTES

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