LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A43804JJE24 Price: 194 400 EUR

agency fees included: 8 % TTC to be paid by the buyer (180 000 EUR without fees)

Charming property with 3 to 4 bedrooms on the outskirts of Gout Rossignol and close to villages with amenities















INFORMATION

Town:	Gout-Rossignol
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	149 m2
Plot Size:	770 m2

IN BRIEF

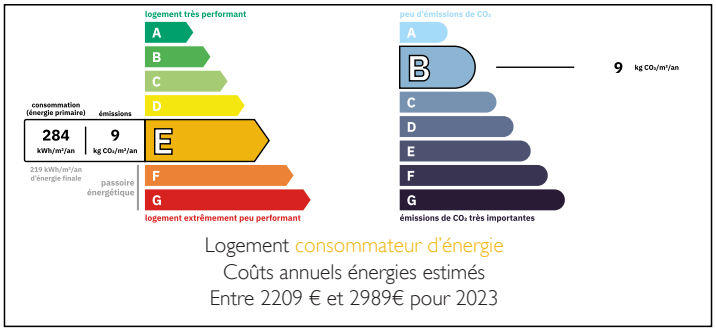
The property in detail :

Downstairs.
Living room - 24.40 m²
Kitchen - 12.75 m²
Dining room or bedroom - 21.20 m²
Hallway - 7 m²
Bathroom - 3.45 m²
WC - 3.30 m².

Upstairs.
Hallway 13.60 m²
Bedroom 1 - 24.05 m²
Bedroom 2 - 11.80 m²
Bedroom 3 - 9.80 m²
Hallway - 6 m²
Office - 4.85 m²
Shower room - 4.50 m²
WC - 2.35 m².

Outside.
Barn - 24.15 m² (also with an upper floor)
Garage - 19.10...

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2209 € et 2989€ 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:	**1350 EUR**

NOTES

DESCRIPTION

Charming Cottage with Gardens, Barn and Garage

Set in a lovely, peaceful location on the outskirts of the village, this charming cottage-style property offers spacious and versatile accommodation, ideal as a permanent home or a relaxing countryside retreat.

On entering the property, you are welcomed into the living room, which leads through to the kitchen on one side and a separate room currently used as a dining room. This additional room could easily be converted into a ground-floor bedroom, if desired.

Beyond the kitchen, a hallway provides space for a washing machine and tumble dryer, along with access to a separate WC and a bathroom.

Upstairs, a landing leads to three bedrooms, a home office, a shower room and a separate WC, offering plenty of space for family living or visiting guests.

Outside, the property benefits from both front and rear gardens, providing lovely spaces to relax and enjoy the tranquil surroundings. There is also a small barn and a separate garage, offering useful storage and potential for a variety of uses.

Location and Amenities
The property enjoys a peaceful rural setting while remaining within easy reach of nearby villages, market towns and transport links.

Nearby villages and towns:
Mareuil en Périgord – approximately 5 km
Verteillac – approximately 9.9 km
Villebois-Lavalette – approximately 16.5 km
Ribérac – approximately 21.6 km

Transport links and airports:
Angoulême TGV railway station – approximately 45...