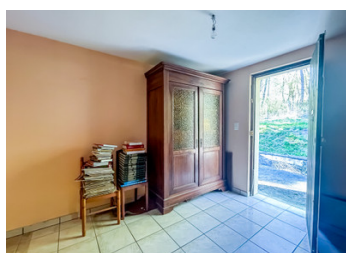


LA CHAPELLE GONAGUET: A single-storey house in a peaceful rural setting



INFORMATION

Town:	La Chapelle-Gonaguet
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	92 m2
Plot Size:	3208 m2



IN BRIEF

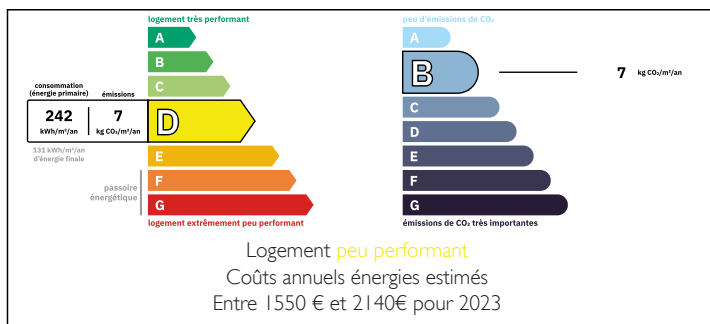
LA CHAPELLE GONAGUET: A quiet, single-storey house in need of some updating.

The property comprises: 1 entrance hall, 1 living/dining room with a fireplace, 1 fitted kitchen, 2 bedrooms, 1 shower room, 1 toilet, 1 pantry, 1 garage.

The highlights of this house

- Quiet location without being isolated
- Bright, open-plan living area with direct access to the terrace
- Single-storey
- Potential to create a third bedroom
- Large terrace
- Wooded grounds
- 3,200 m² plot with the option to purchase an additional plot

ENERGY - DPE



LA CHAPELLE GONAGUET: Single-storey house in a peaceful rural setting, located:

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.



DESCRIPTION

LA CHAPELLE GONAGUET: A single-storey house in a peaceful rural setting, located:

- 10 minutes from the Auchan Marsac shopping centre
- 20 minutes from St Astier railway station
- 20 minutes from the A89 motorway junction
- 23 minutes from Périgueux

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

NOTES