

A semi-detached 3 bedroom property. Sold furnished. Open plan living, private in village location.



EXCLUSIVE

INFORMATION

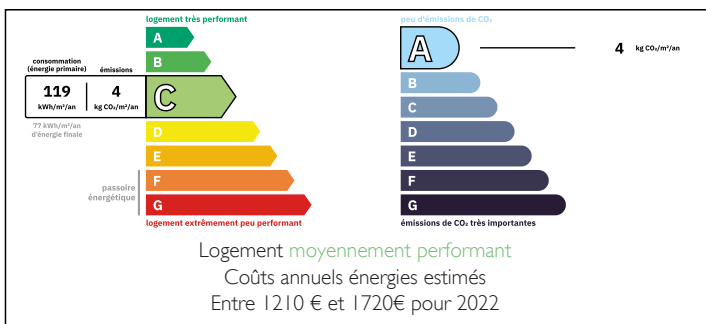
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|-------------|---------------------|
| Town: | Abjat-sur-Bandiat |
| Department: | Dordogne |
| Bed: | 3 |
| Bath: | 1 |
| Floor: | 103 m ² |
| Plot Size: | 1083 m ² |



IN BRIEF

Charming semi-detached home in a peaceful village setting, offering bright and spacious open-plan living perfect for modern lifestyles. This well-presented property features three comfortable bedrooms, a private driveway, and a low-maintenance garden — ideal for relaxing and easy upkeep. An ideal home for retirees busy professionals, or downsizers alike.

ENERGY - DPE



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

You access the property via a driveway into a private gravel parking area. The front door comes straight into the living space. A KITCHEN/LOUNGE/DINER 7m x 8m (56m²) A bright room with the kitchen/diner occupying half the room over looking the garden. The Lounge has a log burning stove in the corner of the room which provides a cozy feature to this space. A LAUNDRY ROOM & WC 2.4m x 2.7m (6.48m²) is in the corner of the downstairs space with a large storage cupboard under the stairs. Glass patio doors lead from the kitchen to a covered terrace and the garden.

Upstairs are 3 good sized bedrooms:

BEDROOM 1 4.4m x 4 (17.6m²)

BEDROOM 2 2.9m x 2.9m (8.4m²)

BEDROOM 3 3.5m x 1.9m (6.6m²)

All bedrooms have wooden floors, electric radiators and are double glazed.

OUTSIDE

A well maintained garden (1083m²) with mature shrubs and trees for shade. A garden shed for storage.

ADDITIONAL INFORMATION

Double glazed windows and doors throughout

Air source heat pump - hot & cold

Conforming septic tank

Sold fully furnished

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

LOCAL TAXES

Taxe foncière:

624 EUR

NOTES