LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44094LOW24 Price: 83 930 EUR

agency fees included: 9 % TTC to be paid by the buyer (77 000 EUR without fees)

Detached 2 bedroom house. Renovation needs completing. In a nice central village location.















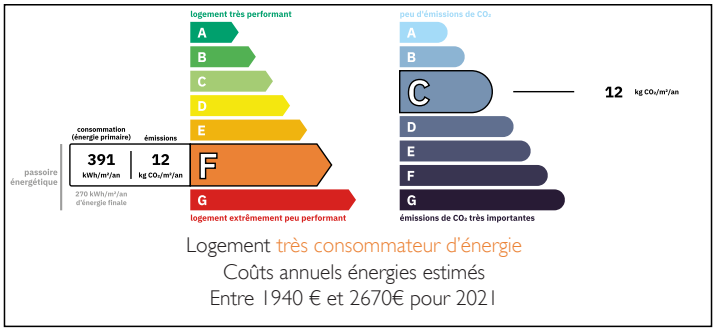
INFORMATION

Town:	Augignac
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	60 m2
Plot Size:	2230 m2

IN BRIEF

Detached village property with great potential. Partly renovated, offering 2 bedrooms and flexible living space ready to be adapted to your needs.
Ideal as a family home or with scope to create a ground floor apartment for extended family.
Set on a good-sized garden in a peaceful location, this is a fantastic opportunity to add value and make it your own

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 1940 € et 2670€ pour 2021

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.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44094LOW24 Price: 83 930 EUR

agency fees included: 9 % TTC to be paid by the buyer (77 000 EUR without fees)







NOTES

DESCRIPTION

The property is accessed via double gates into a driveway with plenty of parking. You can enter the property from the ground floor through glass patio doors into a space that needs renovation. Equipped with plumbing and electrics but in need of renovating. A space of 64m2. The alternative access is up an outside staircase to the front door. You enter a hallway. A KITCHEN 4m x 2.5m (10m2) leads of the hallway with new modern fitted cupboards & worktop. A large light LOUNGE 7.4m x 3.4m (25m2) also leadds off the hallway. A pellet burner adds a nie feature to the room. On this level there are two double bedrooms. BEDROOM 1 3.4M x 2.6m (8.8m2) BEDROOM 2 2.6m x 3.4m (8.8m2).

All the building materials are included in the property.

OUTSIDE
A garden of 2230m2 bordered by mature trees and hedges. A terrace has been built on the back of the property looking down the garden.

Double glazed
Mains drainage

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

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.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr