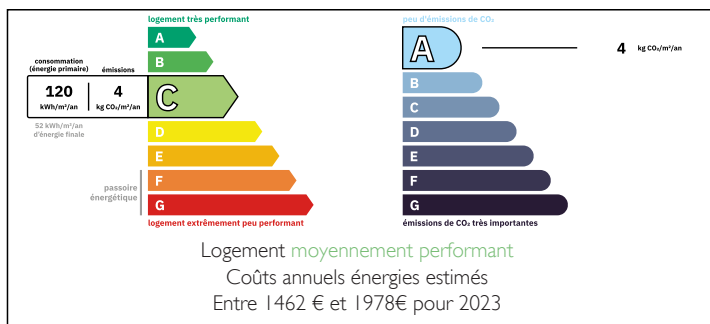


## Montrem: 4-bedroom house with a 40 m outbuilding



## ENERGY - DPE



## INFORMATION

|             |          |
|-------------|----------|
| Town:       | Montrem  |
| Department: | Dordogne |
| Bed:        | 4        |
| Bath:       | 2        |
| Floor:      | 150 m2   |
| Plot Size:  | 1600 m2  |

## IN BRIEF

Montrem: Two-storey house for sale comprising:

- Ground floor: 1 separate fitted kitchen, 1 living/dining room, 1 toilet, 1 shower room, 2 bedrooms and 1 terrace.
  - Basement: 2 bedrooms, 1 of which has an en-suite shower room, 1 toilet, 1 cellar, 1 boiler room/laundry room and 1 summer kitchen.
- A 40 m<sup>2</sup> outbuilding that could be used as a garage or workshop.

The highlights of this house:

- Potential to create 2 separate dwellings (1 per floor)
- Recent heat pump
- Solar panels
- Water softener
- Thermodynamic water heater
- Fully enclosed garden with trees
- Energy rating: C
- PVC double-glazed windows and electric roller

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

Montrem: 4-bedroom house (150 m<sup>2</sup>) with a 40 m<sup>2</sup> outbuilding, located:

- 3 minutes from the A89 motorway junction
- 7 minutes from St Astier railway station
- 10 minutes from the Auchan Marsac sur l'Isle shopping centre
- 17 minutes from Périgueux railway station

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

## NOTES