LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44428CGI24 Price: 160 000 EUR

agency fees included: 8 % TTC to be paid by the buyer (148 000 EUR without fees)

Residential house in the center of a village with shops, in a quiet area







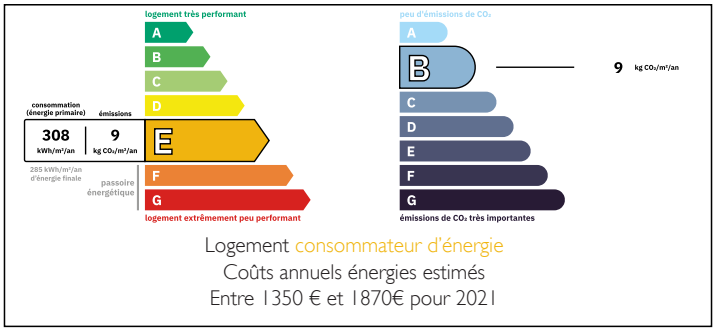








ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 1350 € et 1870€ pour 2021

INFORMATION

Town:	**Saint-Capraise-de-Lalinde**
Department:	**Dordogne**
Bed:	**2**
Bath:	**2**
Floor:	**94 m2**
Plot Size:	**846 m2**

IN BRIEF

This charming renovated village house will immediately charm you with the calm that prevails there and its beautiful surroundings.
It consists of a main house with two or even three bedrooms, a shower room, a washbasin in one bedroom, a living/dining room, and a new kitchen.
A second small building serves as a laundry/storage room, and a magnificent private and flower-filled courtyard welcomes you for moments of relaxation and family meals.
Several cellars dug into the rock complete this beautiful house.
A garage can be sold in addition to the advertised price.
The roof and the facade are completely new.
All shops are just a few meters from the house and are within walking distance.
The Dordogne is 150 meters away (non-floodable area). You can go for a walk by bike...

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: **706 EUR**

NOTES

DESCRIPTION

HOUSE - approx. 94 m² of living space, small outbuilding of 12 m², interior courtyard of 20 m² and cellars (approx. 50 m²)

Main house on two floors comprising a living/dining room (22 m²), a new equipped kitchen (15.7 m²), a shower room with sink and toilet (4.20 m²), a landing/office (17 m²) and 2 bedrooms (16.5 - 18 m²) one of which has a sink and toilet.

Laundry/summer kitchen - approx. 12 m² and cellars and workshop (50 m²).

The roof is new as well as the facade. Heating is provided by a wood boiler and hot water via a water heater. The house is equipped with double glazing and shutters. It is connected to the main sewer.

A beautiful, very private, sunny and flowery interior courtyard. The location is very quiet.

A large plot (600 m²) is located near the house and will allow for vegetable cultivation. There are a few fruit trees.

If you are looking for a life close to amenities, this house is for you!
In the village, you will find: hairdresser-beautician-bakery-café-restaurants-pizzeria-grocery store (accessible 24/7).

Saint-Capraise-de-Lalinde (and all its shops) 100m
Lalinde 7 km
Bergerac Airport 17 km

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