

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

EXCLUSIVE



INFORMATION

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

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.

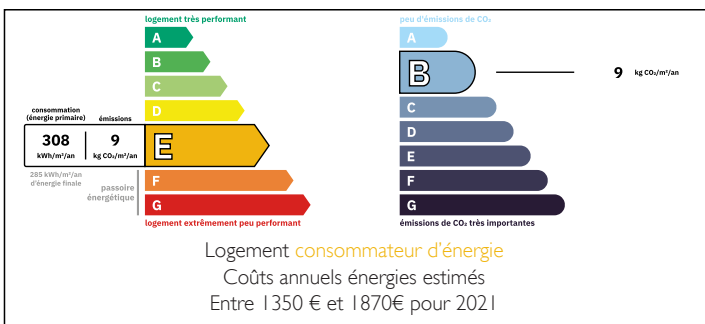
The roof and the facade are completely new.

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...



ENERGY - DPE



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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

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>

LOCAL TAXES

Taxe foncière: **706 EUR**

NOTES