LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44476CGI24 Price: 152 600 EUR

agency fees included: 9 % TTC to be paid by the buyer (140 000 EUR without fees)

Nice house with garden and spacious rooms















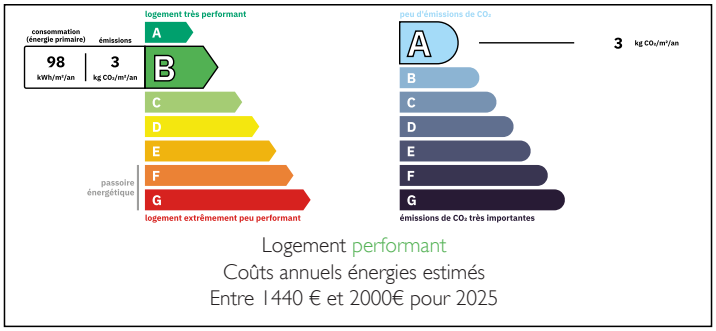
INFORMATION

Town:	Neuvic
Department:	Dordogne
Bed:	4
Bath:	1
Floor:	173 m2
Plot Size:	517 m2

IN BRIEF

This charming partially renovated village house will immediately captivate you with the tranquility that prevails and its view of the fields.
It consists of 4 bedrooms, a large shower room, a living room, a dining room, and a modern kitchen overlooking a terrace.
Private parking spaces are located at the front and back of the house.
All shops are just a few minutes from the house.
Some work is to be expected, but the house is completely habitable.
If you are looking for a stone house with the charm of the old and modern comfort, this house is for you!

ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 1440 € et 2000€ pour 2025

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: **759 EUR**

NOTES

DESCRIPTION

HOUSE - approximately 203 m² of living space, and a beautiful garden with a view of the countryside.

Main house on two floors consisting of:
On the ground floor: a living room (26m²), a dining room (32 m²), a recent fully equipped kitchen (30m²) with pellet stove, a storage closet with hot water tank (3m²), and a separate toilet (1.20m²).
Upstairs: a bathroom with shower-double sink-bathtub (12m²), 4 bedrooms (12-22-10-10m²) of which 2 with dressing rooms, a night hall (10m²), closets, and a separate toilet with sink (2.40m²).

For your comfort: pellet stove-fireplace-double glazing.
Roof in good condition and septic tank in compliance.

The area is very quiet and the view from the outside terrace overlooks the surrounding countryside.
The house is semi-detached with the neighbors.
Beautiful fenced garden and various parking spaces.

If you are looking for a life close to amenities, this house is for you!

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

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