LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

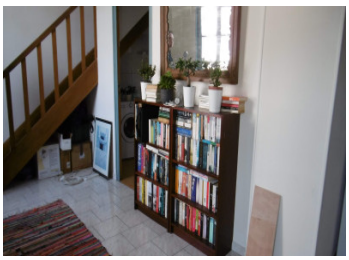
Ref: A46089LAL24 Price: 70 666 EUR

agency fees to be paid by the seller

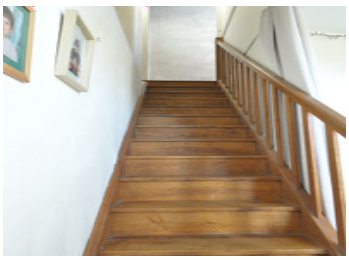
Ideal lock-up and leave two-bedroomed stone property in Mareuil-en-Périgord

EXCLUSIVE















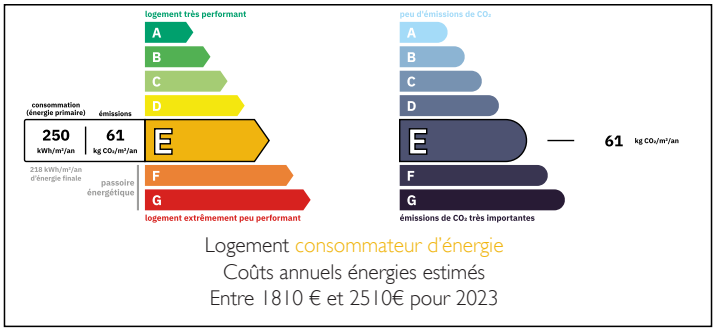
INFORMATION

Town:	Mareuil en Périgord
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	60 m2
Plot Size:	0 m2

IN BRIEF

This property is to be found in the pleasant market town of Mareuil-en-Périgord in the Green Périgord. Mareuil has a popular weekly market, supermarket, schools, doctor's surgery, campsite and sports facilities. Easy access to Angoulême and Périgueux.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 1810 € et 2510€ pour 2023

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.

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46089LAL24 Price: 70 666 EUR

agency fees to be paid by the seller





DESCRIPTION

On the ground floor: living room (11.6 m2), kitchen (11m2), shower room (7.8m2) with toilet. Upstairs: Two bedrooms (12.6m2, 12.5m2) with parquet floors. There is double-glazing on the back windows. Heating is by an oil-fired boiler with radiators throughout. There are also electric radiators. Mains drainage. Rental potential.
Outbuilding: There is an outbuilding of 10m2 which houses the heating boiler.
Mareuil-en-Périgord is served by a bus line which runs from Périoord to Angoulême and is practical for those taking the train. Angoulême - Paris is now 2 hours by TGV.

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

LOCAL TAXES

Taxe foncière: **912 EUR**

NOTES

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