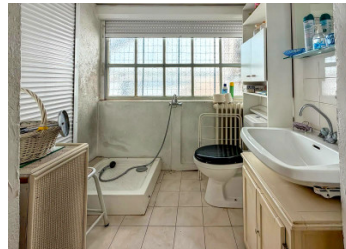


House with 2-bedroom in the heart of a sought-after village in the Périgord Noir region, very attractive price



INFORMATION

Town:	La Bachellerie
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	60 m ²
Plot Size:	0 m ²

IN BRIEF

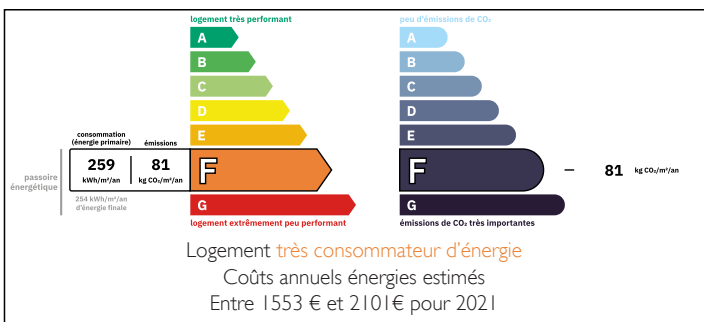
Located in the heart of the charming village of La Bachellerie, this approximately 60 m² house represents an excellent opportunity, whether for a first-time purchase, a rental investment, or a holiday home.

Offered at an attractive price, it features 2 bedrooms and benefits from several already existing technical advantages: a boiler in very good condition, a Linky smart meter installed, double glazing, and a roof in good condition, allowing you to confidently consider your project.

The property is set in a dynamic and sought-after village where homes sell quickly.

On site, you will find all essential amenities: a grocery store, medical center, school, and tennis and football facilities, offering a pleasant and convenient lifestyle on a daily basis.

ENERGY - DPE



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

Let's explore the house :

GROUND FLOOR:

- Entrance: 8.5 m² – ceiling height 2.50 m
- Bedroom 1: 11 m²
- Laundry/boiler room: 5 m² (unheated)

1st FLOOR:

- Landing: 8 m²
- Bathroom: 3 m² (single sink, 80x80 shower tray, toilet)
- Living room: 15 m²

2nd FLOOR:

- Bedroom 2: 14 m²

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

NOTES