LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47520JT24 Price: 93 500 EUR

agency fees included: 10 % TTC to be paid by the buyer (85 000 EUR without fees)

Village house with garage and garden in walking distance to all amenities.

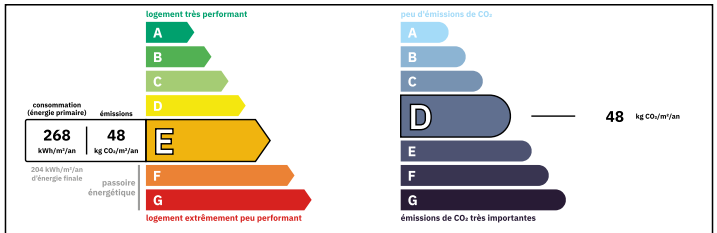
INFORMATION

Town:	Excideuil
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	80 m2
Plot Size:	214 m2

IN BRIEF

House situated in the village of Excideuil, in walking distance to all amenities.
You will find the garage in the garden with a terrace. The house is liveable straight away and has double glazing throughout, connected to mains drainage, new insulation fitted, oil central heating throughout.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2090 € et 2870€ pour 2022

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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DESCRIPTION

The house is composed of an entrance opening onto the fitted kitchen, with entrance onto the terrace outside, lounge/dining room and WC.
First floor: hallway, shower room with WC, bedroom with wooden flooring.
Second floor: large mansarde bedroom with exposed woodwork.
Attached garage with boiler room, small garden and terrace.

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

NOTES