

Lovely Périgourdine with 4000m of garden close to Perigueux.



INFORMATION

Town:	Bassillac et Auberoche
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	100 m2
Plot Size:	4253 m2



IN BRIEF

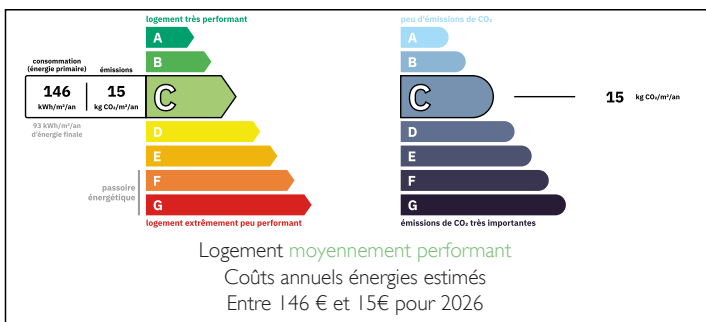
Come and discover this charming Périgourdine situated only 5 minutes from Bassillac and 10 minutes from Boulazac and Trélissac where you will find all amenities.

There is 4253m² of land in which 1100m² is buildable area.

The house is very well maintained and is liveable straight away.

The heating functions with a heat pump, VMC, thermodynamic storage water heater, double glazing and electric shutters, the roof is in good condition and there is an individual septic tank.

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

The bungalow is around 100m², you will discover a light living room/dining room with french doors opening out onto the exterior.

The separate kitchen is functional and convivial, opening easily onto the living area.

Hallway opening onto the shower room, separate WC, and 3 light bedrooms.

There is also a convertible loft space which would be ideal to add more rooms (90m²).

The basement has a garage area, boiler room and summer kitchen area.

Outside you will find a carport with barbecue area, shower room with WC and a workshop area, ideal to receive family and friends. The garden is fully enclosed and shaded.

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

NOTES