LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48446LAK24 Price: 132 000 EUR

agency fees to be paid by the seller

85 m house with garden, terrace and garage in Pazayac















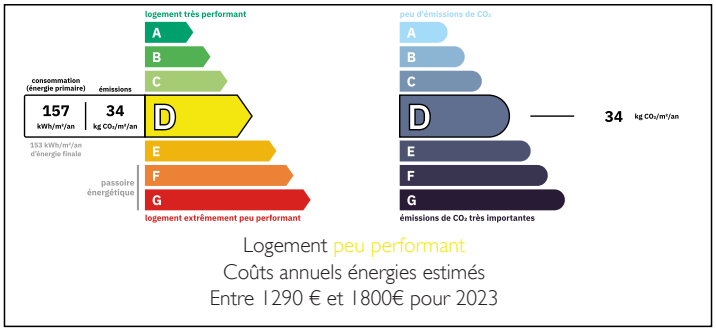
INFORMATION

Town:	Pazayac
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	85 m2
Plot Size:	302 m2

IN BRIEF

Set in a peaceful residential development in Pazayac, this 87 m² house stands on a 302 m² plot and offers two bedrooms, a study and a mezzanine. A terrace, private garden and garage complete this practical home, conveniently located for Terrasson, Brive and the A89 motorway.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1290 € et 1800€ 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.

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NOTES

DESCRIPTION

Located in the Le Gour area of Pazayac, this 87 m² house enjoys a peaceful setting within a small residential development. Set on a 305 m² plot, the property offers convenient access to Terrasson, Brive and the A89 motorway at La Rivière-de-Mansac.

On the ground floor, a 5 m² entrance hall leads to a 7 m² study with a built-in cupboard, a separate 8 m² fitted kitchen and a 25 m² living and dining room. Two sets of French doors open onto a 21 m² terrace and a garden enjoying privacy and open views. Part of the living space could potentially be converted into a ground-floor bedroom, depending on your requirements. A separate WC completes this floor.

The kitchen provides direct access to a 20 m² garage with an electric door.

Upstairs, the landing leads to a 7 m² mezzanine, two bedrooms measuring 10 m² and 14 m² with dressing areas, and a 5 m² shower room with a walk-in shower and WC.

At the front of the house, a small garden and an off-street parking space provide additional outdoor space.

The property benefits from double glazing, loft insulation and sound insulation to the party wall. The electrics have been updated, and further features include mechanical ventilation, a water softener and a mains gas boiler installed in 2021, providing heating and hot water. The house is connected to mains drainage.

With its versatile layout and pleasant outdoor space, this practical property would suit a main residence or a holiday home.

Annual property tax (taxe foncière)...