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IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48635JT24 Price: 291 500 EUR

agency fees included: 6 % TTC to be paid by the buyer (275 000 EUR without fees)

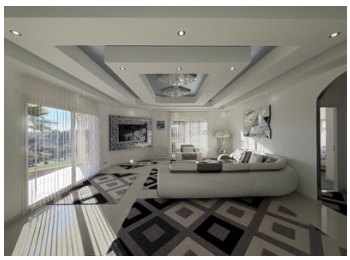
Luxury villa with gite situated in Chancelade.















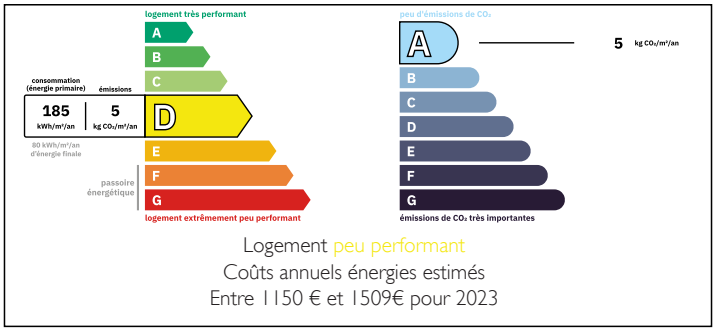
INFORMATION

Town:	Chancelade
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	130 m2
Plot Size:	2700 m2

IN BRIEF

This wonderful property is situated in Chancelade only a few minutes away from the commercial center/zone Auchan in Marsac sur L'Isle.
The property was built in 2010, is in exceptional condition with no work to be done.
There is a heat pump as central heating, electric radiators, mains drainage and excellent insulation throughout.
The house is plotted on around 2700m² of land with views over the forest, there is also a small studio/gite with garage and WC.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1150 € et 1509€ 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.

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.
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DESCRIPTION

The main house offers around 100m², composed of an entrance opening onto a lounge/dining room with access to the exterior, a recently fitted kitchen, utility room, hallway opening onto 2 bedrooms with wardrobes, shower room and seperate WC.
Attached to the terrace you will find a kitchen/utility room.

A studio with living room/kitchen, bar area and access to the terrace.
WC and garage/utility room.

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

NOTES

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