LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48638SUG24 Price: 87 800 EUR

agency fees to be paid by the seller

A pretty two bedroom cottage, garden and outbuilding at the edge of a tiny village in the Périgord Vert















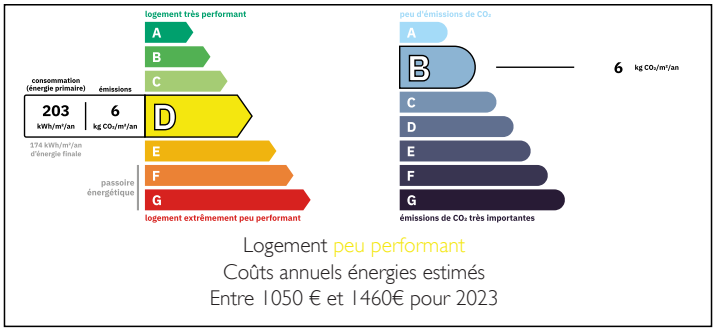
INFORMATION

Town:	Sarlande
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	47 m2
Plot Size:	945 m2

IN BRIEF

A pretty 2-bedroom cottage with a nice sized garden, a well and an outbuilding at the edge of a tiny, ancient village high up in the Périgord Vert. The cottage is sound structurally is neat and tidy as well as single storey. It needs general fitting out and cosmetic updating but is in a perfectly habitable state being double glazed, dry and secure. One interesting feature is a huge fireplace that has been in recent times, tiled over and currently houses a pellet burner, enough to heat the entire house.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1050 € et 1460€ 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.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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DESCRIPTION

Kitchen/living room with large fireplace and wood pellet burner 19 m²
1st bedroom 12 m²
W/c 1,5 m²
Washroom with washbasin and shower cabin 5 m²
2nd bedroom 10 m²
Cellar with hot water tank
Attic 51 m²

Outside
Outbuilding 50 m² (approximate)
Garden 945 m²

Amenities
Local restaurant 4 minutes on foot
Local shop 7 minutes by car
Nearest supermarket 15 minutes
Nearest train station 16 minutes
Nearest Airport (Limoges) 1 hour

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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