

Charming house with guest house, garden of 2000m and garage. Ideal spot close to Cubjac.



INFORMATION

Town:	Cubjac
Department:	Dordogne
Bed:	3
Bath:	3
Floor:	111 m2
Plot Size:	2172 m2

IN BRIEF

This charming house with 3 bedrooms is situated in a sunny spot, a few minutes walking distance from a lovely town with amenities, doctors, small shop, weekly market, pharmacy and school.

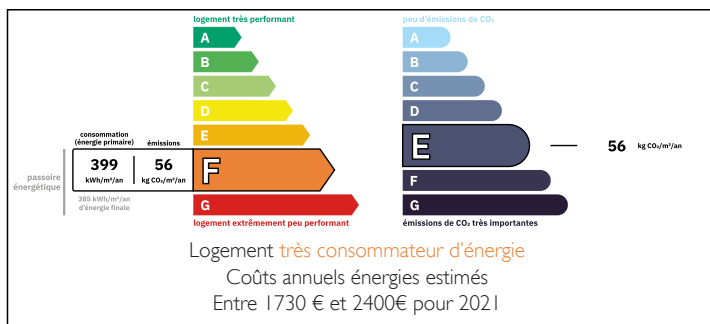
Cubjac 2 minutes, and Perigueux less than a 30 minute drive.

The house is liveable straight away with easy access (no stairs).

Minor work to be done (decoration), the roof has been fully redone, individual septic tank, secondary glazing, and oil central heating.

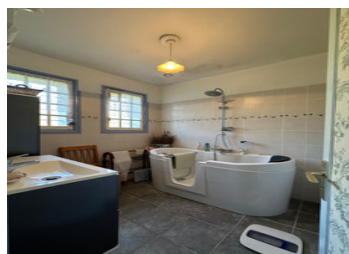


ENERGY - DPE



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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

-Ground floor you will find the guest house with independent access. It includes a kitchen/lounge 19m², bedroom 9m², and a shower room 3m².
-Garage with workshop of 43m².

Main entrance leading into the lounge of 26m² with 2 french doors which open out onto the balcony. Fully fitted kitchen of 14m² and access onto the terrace.

Bedroom with ensuite shower room of 13m².

Bedroom with access onto the balcony 16m².

Bathroom of 4m² and WC.

Pretty views and garden of 2000m².

The nearest airports are Brive, 50 minute drive, Bergerac and Limoges are only 1h15.

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

LOCAL TAXES

Taxe foncière: 950 EUR

Taxe habitation: EUR

NOTES