

2 bedroomed house with garden close to the centre of the village.



INFORMATION

Town:	Mialet
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	40 m2
Plot Size:	304 m2



IN BRIEF

This village house would be a perfect lock up and leave holiday home or a great investment property. Mialet boasts all the local amenities you could need - a mini supermarket, bar, butchers, bakers, school, post office.

It is in the part of the Dordogne know as Périgord Vert, within the boundaries of the Parc naturel régional Périgord-Limousin, a beautiful area in which to have a holiday base. Easy access to Limoges airport, 45 km away.

ENERGY - DPE

DPE not required.

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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

This great little house is semi-detached and is situated at the end of a small row of houses near to the centre of Miallet.

It will need updating. Currently it consists of a kitchen (8m²) with plenty of room for a table. There is a chimney breast but the fireplace is currently boarded over. To the rear of the kitchen is a storage room and access to the cellar. You will then find the bathroom (4.7m²) with hand basin, bidet, bath and the electric hot water tank. There is a separate WC. Upstairs there are two bedrooms (20m² and 12.6m). You need to walk through the first bedroom to get to the smaller one at the back. You can access the attic from the 2nd bedroom.

Outside there is an alley way to the garden which is actually raised up off the road and provides some lovely views of the village. You will also find a lean to / garden shed. The garden is approximately 155m². You are situated only minutes away from the large reservoir in Mialet which is great for long walks, cycling or fishing, and from the little town of La Coquille which has a train station. It is only 20 minutes to either Thiviers or Chalus which ave all usual services.

More photos available on request. Viewing is recommended.

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