

House in a co-property. 3 bedrooms plus a mezzanine, 2 bath, balcony & terrace. Shared pool & gardens. Views

EXCLUSIVE



INFORMATION

Town:	Nanteuil-Auriac-de-Bourzac
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	106 m2
Plot Size:	0 m2

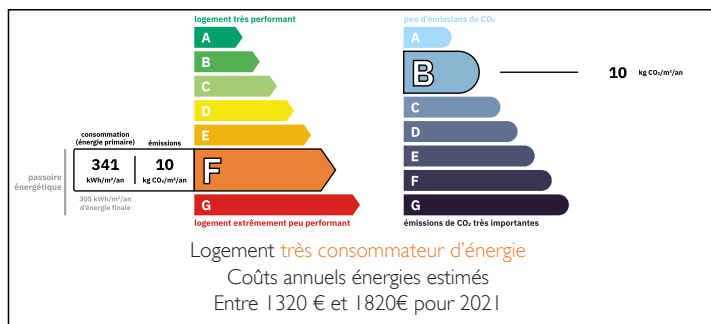
IN BRIEF

Low maintenance, enabling you to enjoy your holiday from day 1

An ideal holiday home within a setting of 7 properties located in the Dordogne and surrounded by beautiful countryside. South facing with a private terrace. A large, shared pool and grounds, all which are cared for by a grounds person and paid for by the co-property charges, which are 110€ per month.



ENERGY - DPE



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 foncière: 594 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

SOUTH FACING SUN TERRACE leads you into the property

KITCHEN/DINING ROOM (30m²) with Godin wood burning stove, beamed ceiling, fitted kitchen with island with deep draws. Including fridge/freezer, Whirlpool oven, hob, extractor, washing machine and dishwasher. Microwave oven.

Small hall with doors leading to W.C. (1.8m²) with hand basin and heated towel rail
SHOWER ROOM (7.5m²) with handbasin
BEDROOM 1 (19.2m²) beamed ceiling and wooden floor

Original staircase leads from the kitchen to the 1st floor

SITTING ROOM (31m²) with BALCONY which has views of the countryside

SHOWER ROOM with W.C. hand basin and heated towel rail

BEDROOM 2 with large cupboard

BEDROOM 3 (9.6m²) a good size single room with built-in cupboard and ladder staircase to mezzanine sleeping area, ideal for children. Cupboard which houses the hot water tank.

This property is sold furnished.

Each property has its own electricity, water, telephone/broadband and insurance contracts.

The 110€ co-property charges covers all the joint expenditure for the Co-Prop. Such as grounds maintenance, pool operations and maintenance. (including separate water and electricity bills for the pool), fosses cleaning and emptying, insurance for the common areas and pool including 3rd party liability and Taxe Fonciere.

Co-owned building of 7 units

Provisional annual charges: 1320€
