

Country house including 3 bedrooms, 2 bathrooms , a dining room a living room,,office ,equipped kitchen



## INFORMATION

Town:	Saint-Michel-de-Double
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	151 m2
Plot Size:	962 m2

## IN BRIEF

Terraced country house on one side with its private entrance .

It includes an entrance leading to a hallway leading to a bureau with cupboards, a toilet corner with washbasin. An equipped kitchen .

Access by 3 steps, from a dining room with wood stove and a living room with wood stove also..

Access to the 1st floor by a wooden staircase on a landing leading to a bedroom with a nook, a closet with electric cumulus, a bathroom shower and toilet, a second bedroom and finally a bedroom with closet and its private shower and toilet.

Side garden, corner terrace with garden tools shed with storage in height .. Large summer room to finish renovating?

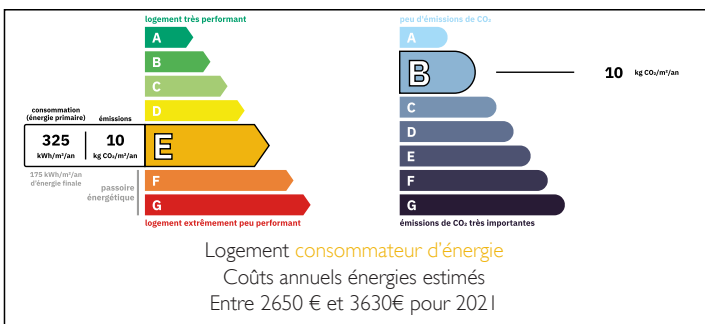
Wood heating and electric convectors .

Recent individual sanitation . Roof in good condition . Facades to be redone with lime coating .

Not far...



## 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.



## DESCRIPTION

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Not far from the Village of St Michel de Double;

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

## LOCAL TAXES

**Taxe foncière: 810 EUR**

**Taxe habitation: EUR**

## NOTES