

A single storey house with an entrance hall, 3 bedrooms, kitchen, bathroom, outbuildings. Surrounding land.

## EXCLUSIVE



## ENERGY - DPE

DPE not required.

## INFORMATION

Town:	Saint-Perdoux
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	93 m2
Plot Size:	3320 m2

## IN BRIEF

This single storey house comprises

- an entrance hall, with two bedrooms off to the right. The second bedroom is accessed through the first.

- to the left of the entrance hall is the lounge, which gives access to the kitchen, and a further bedroom/lounge, which in turn gives access to a bathroom.

- to the right hand side of the house, behind the two bedrooms, are located two storage areas.

- to the left of the property there are two further storage areas.

The house comprises a habitable area of 93.05 square metres. The storage area is 39 square metres.

The house is situated in the commune of St Perdoux, in the department of Dordogne. The house is located about 11 kms from Bergerac Airport and about 14 kms from Bergerac Town.

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

The house comprises ;

-an entrance hall, with two bedrooms off to the right. The second bedroom is accessed through the first, 16 and 8 m<sup>2</sup> respectively.

-to the left of the entrance hall the lounge (18.6 m<sup>2</sup>) is accessed. This gives access to the kitchen ( 11.1 m<sup>2</sup>), and a further bedroom/lounge ( 18.9 m<sup>2</sup>), which in turn gives access to a bathroom (10.75 m<sup>2</sup>).

-to the right hand side of the house, behind the two bedrooms, are located two storage areas (16.1 and 11.2 m<sup>2</sup> respectively.

-to the left of the property there are two further storage areas.

The house comprises a habitable area of 93.05 m<sup>2</sup>. The storage area is 39 m<sup>2</sup>.

The house benefits from a new roof covering, with the exception of one of the storage areas. The guttering is in poor condition and needs replacing. There is gas fired central heating and also a wood burner but it is not connected to a flue.

Drainage is via a maceration system; there is no fosse septique.

The house sits in a plot 3320 m<sup>2</sup>; there is an old bread oven to the rear of the house.

Overall, whilst habitable, the house would benefit from some refreshing.

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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: 297 EUR**

**Taxe habitation: EUR**

## NOTES