

Lovely town house in the middle of Excideuil with private garden.



## INFORMATION

Town:	Excideuil
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	218 m <sup>2</sup>
Plot Size:	340 m <sup>2</sup>

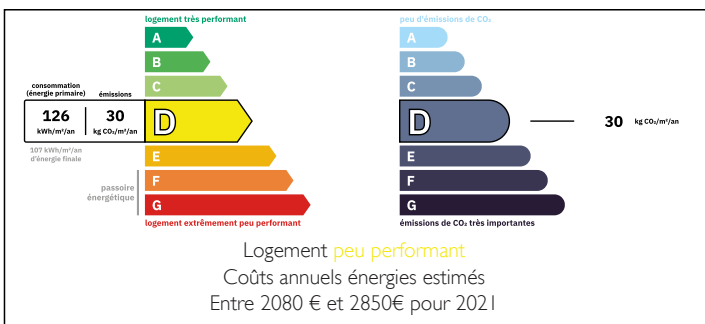


## IN BRIEF

Charming town house situated in the heart of Excideuil, all amenities in walking distance.

The house is liveable straight away, there is an attached garden and courtyard of 340m<sup>2</sup>, where you will also find a water well and a shed.

## 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

The house is composed of 3 rooms on the ground floor; WC, boiler room, utility room. The hallway opens out onto the garden.

First floor: large lounge/dining room with ancient fireplace and wooden flooring.

Independent kitchen with dining room, shower room and WC.

Second floor, 4 large bedrooms with wooden floors and views over Excideuil, shower room and WC.

3rd floor; large convertible loft space.

The roof is in good condition, double glazing in most of the rooms, mains drainage, and oil central heating.

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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 habitation: EUR

## NOTES