

UNDER OFFER 3 Bedroomed property, nicely renovated with a courtyard garden near to the centre of town

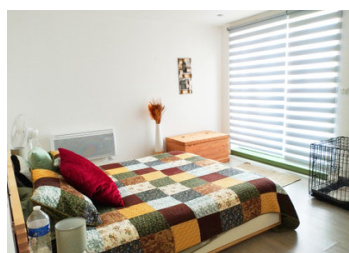


## INFORMATION

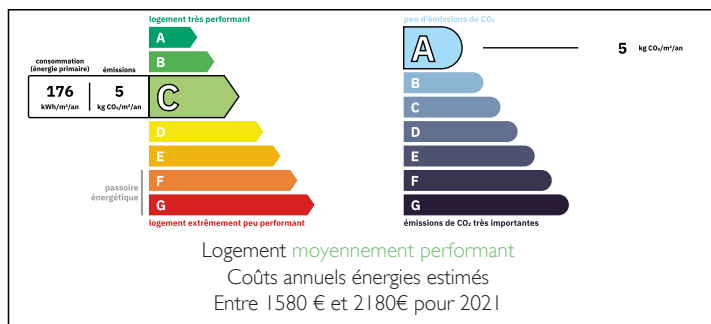
Town:	Mareuil en Périgord
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	143 m2
Plot Size:	450 m2

## IN BRIEF

In the market town of Mareuil, close to the shops, school, crèche and college, this house offers spacious accommodation, plenty of natural light and a pleasant exterior. Ideal for a family as a full time home or holiday home, or rental investment.

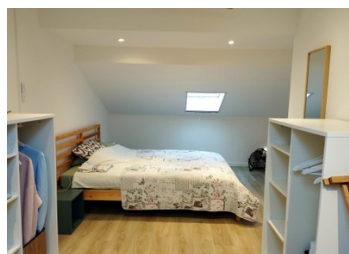


## ENERGY - DPE



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

You enter the house into the living area. The ground floor has nice high ceilings and lots of natural light floods the downstairs. The living room is separated into different zones :

An open-plan entrance hall of 24m<sup>2</sup>

A 29m<sup>2</sup> living room

A 36m<sup>2</sup> fitted kitchen with central island, opening onto the dining room and overlooking the terrace, which is not overlooked.

A 1m<sup>2</sup> storeroom

A 7.70m<sup>2</sup> hallway (ideal for a space for children)

A 7.12m<sup>2</sup> utility room

A 3m<sup>3</sup> WC

A 17m<sup>2</sup> master suite with built-in dressing room and 8.20m<sup>2</sup> bathroom (shower and bath).

## LOCAL TAXES

Taxe habitation: EUR

On the First floor you will find two bedrooms 12m<sup>2</sup> and 9.4m<sup>2</sup> which have been built into the eaves of the house. There is also an 8.20m<sup>2</sup> shower room with jet shower and heated towel rail.

Pellet stove and electric heating

The house has mains drainage and the roof is in good condition.

The house has been previously used as a holiday home and Gite. The vendor is happy to include his existing website

Sold fully furnished.

Lots more photos available on request. All measurements are approximative.

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

## NOTES