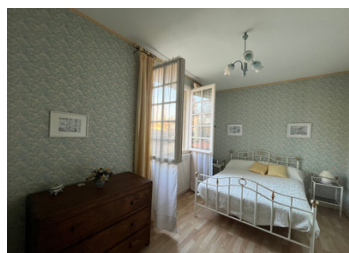
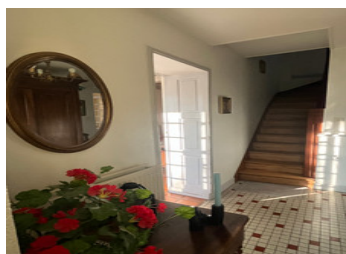


## A home close to amenities



## INFORMATION

Town:	Le Fleix
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	118 m2
Plot Size:	443 m2



## IN BRIEF

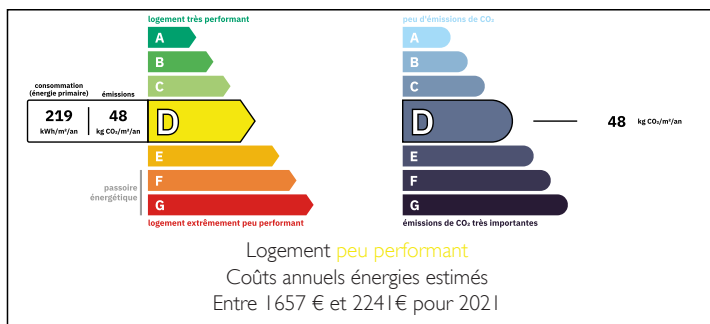
Nestled in the heart of a small village bordered by the Dordogne river, this house is close to shops. The town of Bergerac and its international airport are about twenty kilometres away.

At the end of a small cul-de-sac, the house has a garden where there is a garage and some outbuildings.

The house has an entrance hall leading to a living/dining room and the kitchen and pantry as well as a bedroom and adjoining shower room.

The first floor is composed of two bedrooms, one of which has a shower room, and a laundry room.

## 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

Ground floor:

Entrance: 13.75m<sup>2</sup>

Living/dining room: 28 m<sup>2</sup>

Kitchen: 14 m<sup>2</sup>

Boiler room/storeroom: 4m<sup>2</sup>

Bedroom: 10.20m<sup>2</sup>

Shower room: 3.50m<sup>2</sup>

Floor:

Bedroom: 11.60m<sup>2</sup>

Shower room: 3.50m<sup>2</sup>

Bedroom: 15.40m<sup>2</sup>

Laundry room: 10m<sup>2</sup>

Hallway: 4.75m<sup>2</sup>

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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: 815 EUR

Taxe habitation: EUR

## NOTES