

Large family home of 325 m2



INFORMATION

Town:	Château-l'Évêque
Department:	Dordogne
Bed:	4
Bath:	1
Floor:	325 m2
Plot Size:	1165 m2

IN BRIEF

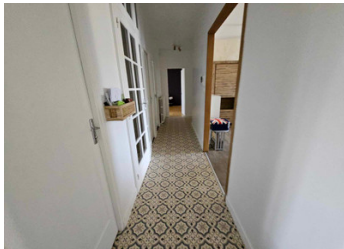
This large house comprises
Ground floor:

Large bright room (formerly used as commercial premises but easily convertible) of 137 m2, an office of 16 m2, a WC with washbasin and a large bedroom of 23 m2 with reversible air conditioning.

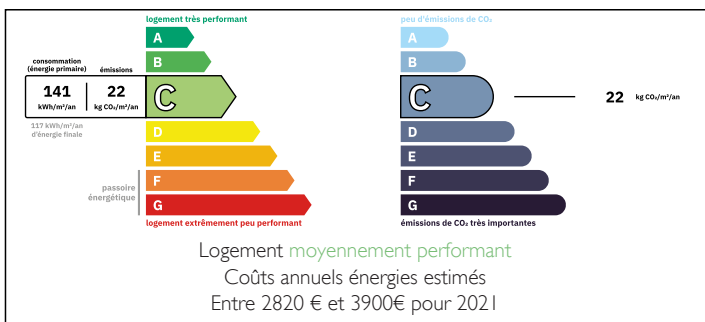
On the 1st floor:

You will enjoy a large living room of 65 m2 with balcony and pellet stove, a semi-open fitted kitchen with direct access to a terrace of around 20 m2, a storeroom, 3 large bedrooms with fitted wardrobes, a fully renovated shower room and a WC.

Boiler room with water softener and 4 garages, one of which can accommodate a camper van.



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.



LOCAL TAXES

Taxe foncière: 1750 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Large house on two levels offers generous spaces and modern facilities, ideal for a comfortable and practical life.

On the ground floor:

A large bright room of 137 m², which was previously used as a commercial space but can be easily transformed according to your needs.

An office of 16 m².

A toilet with sink.

A large room of 23 m² with reversible air conditioning.

1st Floor:

A spacious living room of 65 m² with a balcony and a pellet stove, offering a comfortable space to relax and receive.

A semi-open fitted kitchen, with direct access to a terrace of about 20 m², perfect for outdoor dining.

A practical cellar for storage.

Three beautiful bedrooms with built-in wardrobes.

A bathroom completely renovated.

An independent toilet.

The house also has a boiler room equipped with a water softener, as well as four garages, one of which is higher to accommodate a motorhome, thus offering a secure and convenient parking space.

The garden, with an area of 1167 m², is enclosed and arranged to fully enjoy the beautiful days. The amenities of the house include an electric gate, alarm system, water softener, fiber optic, double glazed windows, all-sewer sanitation system, as well as gas heating combined with a wood boiler and pellet stove, ensuring comfort and energy saving.

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