

Modern village property: family home divided into two spacious apartments, pristine condition, central village



## INFORMATION

Town:	Abjat-sur-Bandiat
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	165 m2
Plot Size:	1913 m2



## IN BRIEF

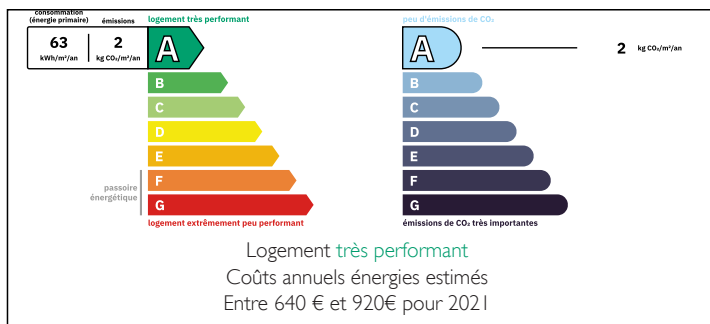
A super detached property constructed in 2010, in absolutely perfect condition.

This property comprises of two independent dwellings and equally works as a large family home..

Ideally situated at the entrance to the village of Abjat sur Bandiat, offering a bakery (with small grocery shop), a crêperie, a bar/brasserie and a restaurant.

At the entrance to Abjat sur Bandiat, a picturesque village in the Périgord Vert in the heart of the Natural Park, just 15 minutes from Nontron town centre and Piégut-Pluviers with its famous market.

## 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

HOUSE - 165m2 approx.

The house comprises of 2 apartments but would equally work as a large family home.:

- Ground floor (93m2 approx) an entrance hall, a living room with sitting room (terrace access), a fitted and equipped kitchen with dining room (terrace access) WC, two bedrooms, a shower room with WC.

Covered terrace with uninterrupted views to the rear

Two terraces to the front of the house

- On the first floor (approx. 72m2) is a flat with a living room comprising a lounge/dining room and an open-plan kitchen (access to balcony).

Bedroom, shower room and WC.

Covered terrace (balcony) with uninterrupted views.

## LOCAL TAXES

Taxe foncière: 704 EUR

Taxe habitation: EUR

## LAND

Land of approx. 1900m2 with uninterrupted view

Fully fenced

Garden shed

Parking spaces to the front of the property

**\*\*Worth knowing\*\***

Mains drainage

Double glazing throughout

Taxe foncière 704 euros

Heat pump

Property built in 2010 (RT2009 standards)

## NOTES

## DISTANCES TO:

Piégut-Pluviers 8,5km

Saint Estèphe leisure lake 9,6km

Nontron 12km

## AIRPORTS:

Limoges 55km

Bergerac 108km

Brive 111km

Bordeaux 189km