

Ideal lock-up-and-leave two-bedroomed stone house with magnificent views over a Dordogne village

EXCLUSIVE

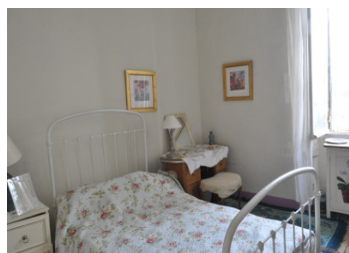
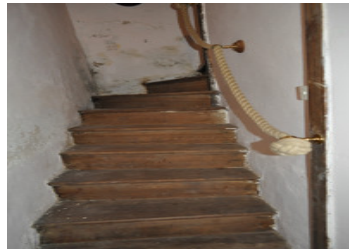


INFORMATION

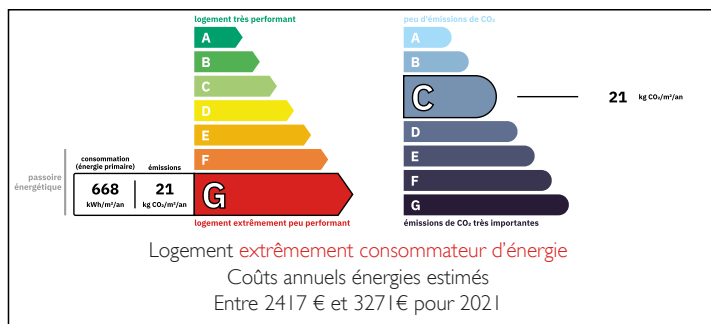
Town:	Agonac
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	69 m2
Plot Size:	107 m2

IN BRIEF

This former shepherd's house has been converted into a dwelling house and is located in a Périgord village. The village has a shop, post office, pharmacy, school and medical centre. 15 minutes from Périgueux

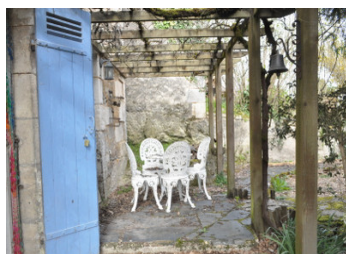


ENERGY - DPE



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

On the ground floor: Living room with burnt orange floor tiles: 16.7 sq.m.; Fully equipped kitchen: 70.03 sq.m. Bathroom with shower and toilet: 6.4sq.m. On the first floor: Two bedrooms 19.07 sq.m. & 10.20 sq.m. Cupboard space on landing. Second floor: attic room with wooden floors 20.21 sq.m.. This room can be used either as a third bedroom or a sewing room, artist's atelier as it has velux windows and a wonderful vie over the surrounding countryside. Heating is by woodstove or electric heaters. Roof insulation. Mains drainage. Outside terrace and shady garden.

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

LOCAL TAXES

Taxe foncière: 233 EUR

Taxe habitation: EUR

NOTES