

Charming stone and beamed house with 2/3 bedrooms and 3 bathrooms



INFORMATION

Town:	La
Department:	Rochebeaucourt-et-Argentine Dordogne
Bed:	2
Bath:	3
Floor:	105 m2
Plot Size:	0 m2

IN BRIEF

Welcome to this charming house, combining rustic charm with modern comforts. Situated in the heart of a picturesque village, this property offers an authentic and peaceful setting, just 20 minutes from Brantôme.

Set over 3 levels, this 105 m² house offers a pleasant living room with open-plan kitchen, 2 bedrooms, each with en suite bathroom, a large study and a third shower room.

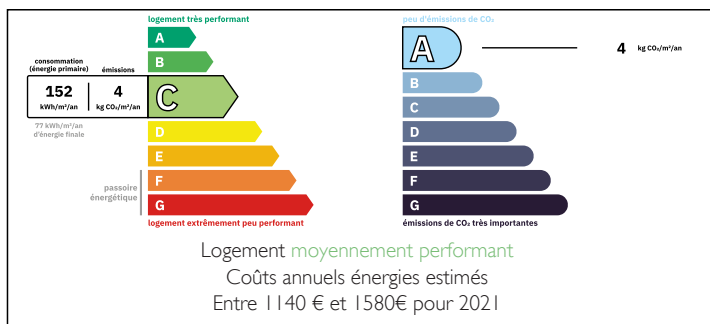
It has recently been renovated, with some finishing work still to be done.

There is no outside space, but it is easy and possible to put a table outside (in front of the house), and public park in the village.

Contact us today to arrange a viewing and discover the full potential of this exceptional house. We look

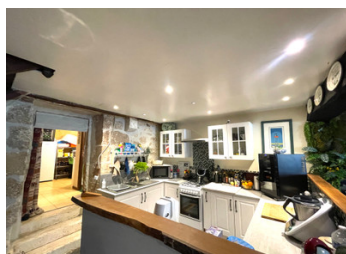


ENERGY - DPE



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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

The 3-storey house is composed as follows:

Ground floor:

- a large 35 m² living room
- a utility/laundry room
- WC area with washbasin

The landing on the 1st floor leads to :

- a large 17 m² bedroom with adjoining 5 m² shower room
- an 8 m² study
- a shower room
- a storage/dressing area
- a WC

The staircase on the 2nd floor leads directly to a large bedroom of around 25 m² with a pleasant bathroom (shower and bath) and a small dressing area.

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

LOCAL TAXES

Taxe foncière: 700 EUR

Taxe habitation: EUR

NOTES