

Charming 3-bedroom single-storey house with garden and garage in a popular village



INFORMATION

Town:	Saint-Méard-de-Gurçon
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	96 m2
Plot Size:	1500 m2

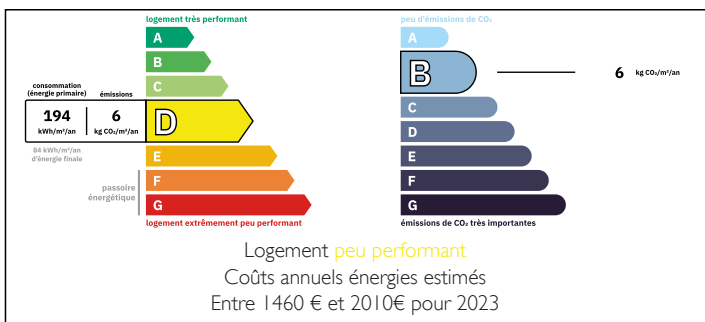
IN BRIEF

A charming three-bedroom house of 96m2 in the heart of a popular village makes the ideal holiday or full time home . The property includes a basement garage and private parking space and has a large garden with covered terrace and several mature trees which are fully enclosed.

Ideally located, it is within walking distance of the village shops and services, and also 1 hour from Bordeaux and its airport, and has quick access to the A89.



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

The property comprises a lounge/dining room with wood burner, a new, fully-equipped kitchen with a small adjoining pantry, three good-sized bedrooms, a bathroom and a separate WC. Access to the 33m² basement is via an internal staircase or via the outside garage. There is a covered terrace to make the most of the outdoor dining and several mature trees.

New central heating system installed 2 years ago (heat pump under warranty) which will certainly raise the DPE rating.

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

LOCAL TAXES

Taxe foncière: 780 EUR

Taxe habitation: EUR

NOTES