

Charming Périgourdine with garage/basement, and garden of 3700m , close to Excideuil.



## INFORMATION

Town:	Saint-Martial-d'Albarède
Department:	Dordogne
Bed:	5
Bath:	3
Floor:	260 m2
Plot Size:	3740 m2

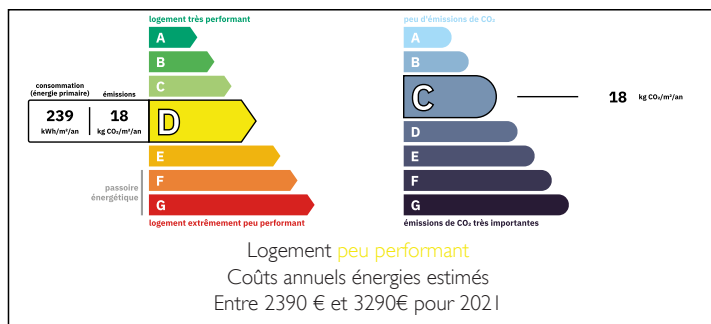


## IN BRIEF

This charming Périgourdine with garage/basement area has around 260m<sup>2</sup> living space, situated close to all amenities, only a 5 minute walk from the house. It is a great spot with pretty views over the countryside, you will find Excideuil only 1 km away.



## 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: 1950 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

The house is composed of a large entrance on the ground floor with storage area opening onto a large living/dining area, there is access onto the outside terrace. A fully fitted kitchen with dining area and access onto the terrace and barbecue area.

An en suite bedroom/bathroom, two other bedrooms which are spacious with storage, bathroom with shower and separate WC.

First floor; landing opening onto 2 bedrooms with wooden flooring, bathroom with WC. A large room with small kitchenette, exposed roof work, could also be used as a games room/office or an extra bedroom.

Large storage available.

Garden floor:

Large garage x4 vehicles with cellar, boiler room, utility room and shower room with WC.

Outside you will find a pretty garden of 3700m<sup>2</sup> with independent garage, water well, the garden is fully closed with tarmacked driveway and electric gates.

Double glazing throughout, individual septic tank, wood central heating or oil, the insulation has been redone and the roof is in good condition.

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