

## PERIGORDIAN HOUSE IN A RESIDENTIAL AREA.



## INFORMATION

Town:	Sanilhac
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	106 m2
Plot Size:	4013 m2

## IN BRIEF

This house offers an attractive combination of traditional character, convenient location and development potential, making it an option to consider for those looking to invest in property in the area.

It comprises:

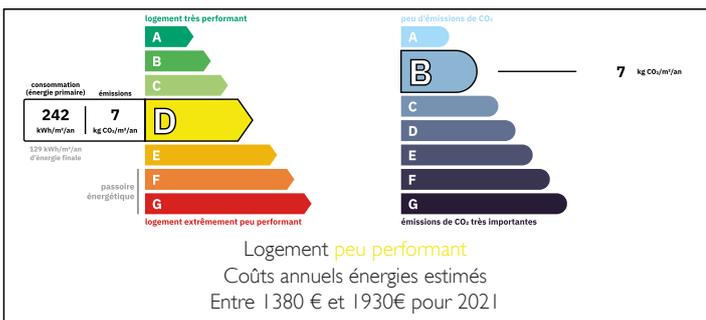
Ground floor: entrance hall leading to fitted kitchen, double living room, 3 bedrooms (2 with fitted closets), bathroom with bath and shower, separate toilet.

Basement: garage and 2 separate rooms, cellar, convertible attic of 80 m2.

Enclosed grounds of 4013 m2.

Mains drainage.

## 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

This home offers a spacious and functional interior layout, ideal for comfortable family living.

The first floor features a welcoming entrance hall leading to a fitted kitchen, a bright double living room and three bedrooms, two of which have built-in closets. The presence of a bathroom with bath and shower and a separate toilet adds to the convenience of the living space.

The basement offers further advantages, with a garage to house vehicles and two independent rooms that could be used for additional storage or converted as required. The presence of a cellar is also an asset for wine lovers or those in need of additional storage space.

The 80 m<sup>2</sup> convertible attic represents an interesting potential for expansion, offering the possibility of creating additional spaces according to needs and desires.

The 4013 m<sup>2</sup> enclosed grounds add a dimension of tranquility and privacy to the property, offering generous outdoor space to enjoy the outdoors in complete privacy.

The fact that the house is connected to mains drainage is an added practical advantage that facilitates maintenance and day-to-day running.

All in all, with its many attractive features, this house seems to be a very attractive option for those looking to invest in property in the area.

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

## LOCAL TAXES

Taxe foncière: 2100 EUR

Taxe habitation: EUR

## NOTES