

3 bedroom house with large sunroom, large garden, outbuilding, country view yet 15 mins from Périgueux centre

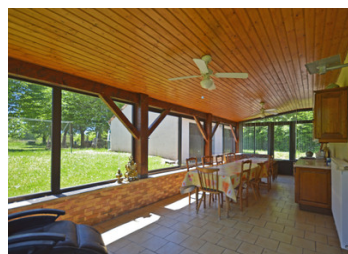


## INFORMATION

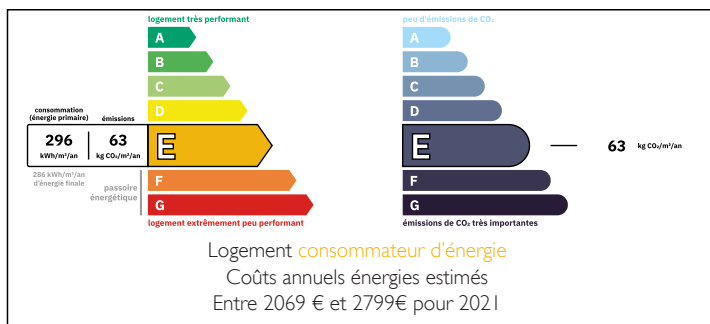
Town:	Marsac-sur-l'Isle
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	100 m2
Plot Size:	2366 m2

## IN BRIEF

A modern 3 bedroom single storey house with a lovely sunroom overlooking a large garden with mature trees and a view through to a meadow beyond yet only 15 minutes from the center of Périgueux. The property also has a large double garage that is currently used as a workshop and garden outbuilding, there is also a 3rd garage attached to the house that is a utility room. The sitting room has a fireplace with insert wood burner and an access to the sunroom, the kitchen is neat and simply fitted with a marble worktop and bathroom has an Italian shower. A perfect property for a young family or for the retired, that has a rural feel yet close to either work or cultural venues.

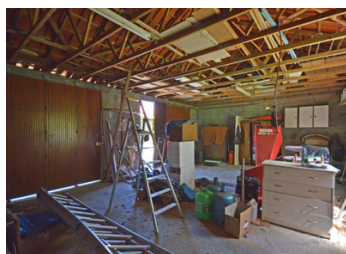


## ENERGY - DPE



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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.



## LOCAL TAXES

Taxe foncière:	1005 EUR
Taxe habitation:	EUR

## NOTES

## DESCRIPTION

House tiled throughout

Small sunroom at entrance 4 m<sup>2</sup>

Entrance hall 2 m<sup>2</sup>

Sitting room with a fireplace in cut stone with an insert wood burner and double French doors opening onto the small sunroom at the entrance and a 2nd French door opening onto the main sunroom facing the garden 24 m<sup>2</sup>

Sunroom L shaped facing the garden 30 m<sup>2</sup>

Kitchen has cupboard fittings have a marble worktop and breakfast bar with marble worktop 12 m<sup>2</sup>

Corridor 4 m<sup>2</sup>

1st bedroom with ventilator and window 11 m<sup>2</sup>

2nd bedroom with fitted cupboard and window 10,5 m<sup>2</sup>

Washroom with fitted cupboards, washbasin and tiled 'Italian' shower 4 m<sup>2</sup>

W/c 1,5 m<sup>2</sup>

3rd bedroom with window 10,5 m<sup>2</sup>

Utility room (former garage) 20 m<sup>2</sup>

Outside

Large double garage/outbuilding 49 m<sup>2</sup>

Garden shed 3 m<sup>2</sup>

2366 m<sup>2</sup> garden with mature trees and lawn

Amenities

Local shops 4 minutes by car

Supermarket 7 minutes

Périgueux center 15 minutes

SNCF train station 5 minutes

Airport (Bergerac) 48 minutes

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