

Périgourdine stone built house with garage and garden, calm spot close to Genis.



## INFORMATION

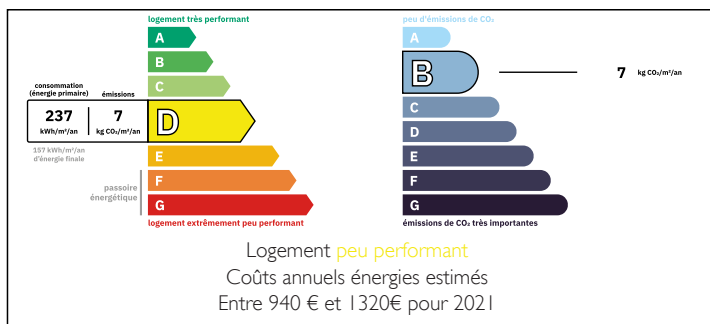
Town:	Génis
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	89 m2
Plot Size:	272 m2

## IN BRIEF

This charming house is situated in a calm spot with no passing traffic, just out of Genis, all amenities are nearby.

The house is very well maintained with its garage and attached garden, double glazing, insulation redone, wood pellet burner, newly fitted roof, the house is liveable straight 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.



## DESCRIPTION

The house is composed of an entrance with kitchen area where you will find a wood pellet burner, a lounge/dining room area, a bedroom, a shower room and separate WC.

First floor:

Large landing with office/reading area, 2 bedrooms and a spare room which would be ideal as a shower room.

Garden floor: cellar with spring.

A garage with pretty garden 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 habitation: EUR

## NOTES