

Delightful bungalow with large garden 2 steps from the center of Issigeac



INFORMATION

Town:	Issigeac
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	122 m2
Plot Size:	2296 m2

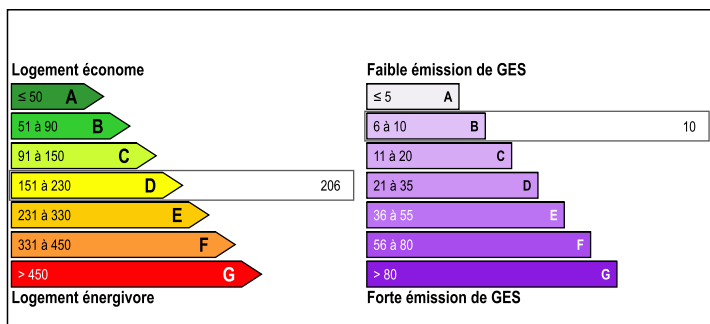


IN BRIEF

A stone's throw from the centre of Issigeac, with its shops and services, this pretty, modern 122 m2 house requires no major works.

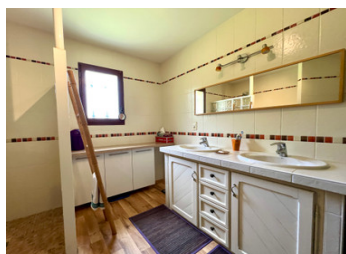
The 2296 m2 garden is fully fenced, and has plenty of room for a swimming pool.

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 front door opens onto a small entrance hall with storage space, and leads to the living room, dining room and fully-equipped, open-plan kitchen. Behind the kitchen is a small cellar/laundry room. The house features two double bedrooms with storage space, a shower room with walk-in shower, double vanity unit and separate toilet. The living room provides access to two terraces, one covered in wood, the other tiled and partly covered with a barbecue.

The property is fully double-glazed, with underfloor heating, so no major work is required. A rare opportunity within walking distance of a popular medieval village.

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