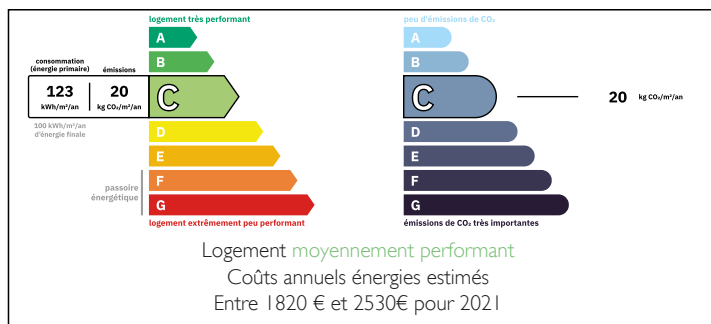


Pretty stone town house with 5 bedrooms



ENERGY - DPE



INFORMATION

Town:	Annesse-et-Beaulieu
Department:	Dordogne
Bed:	5
Bath:	5
Floor:	225 m2
Plot Size:	655 m2

IN BRIEF

Located in Annesse-et-Beaulieu en Dordogne in the Périgord Blanc

Property comprising 2 dwellings:

- Main house comprising: 1 entrance, 1 WC, 2 bedrooms with shower room and dressing room, 1 bedroom with shower room, 1 kitchen, 1 lounge/dining room, and 1 terrace with 1 summer kitchen.
- Guest house comprising: 2 bedrooms with shower rooms, 1 kitchen, 1 boiler room/storeroom and 1 garden with 1 garage and 1 cellar/reserve.

The assets of this property:

- 5 bedrooms with shower rooms
- Spacious rooms and stone charm
- Flat, walled garden with swimming pool
- Double-glazed windows
- Roof in good condition
- Electricity redone
- 1 large 57 m² garage with 1 cellar/reserve

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.

Translated with DeepL.com (free version)



DESCRIPTION

Located in Annesse-et-Beaulieu en Dordogne in the Périgord Blanc

Ideally located in a village at :

- 10 minutes from Périgueux Ouest
- 2 minutes from Razac sur l'isle train station and 10 minutes from Saint Astier train station.
- 8 minutes from the motorway
- Near greenway

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