

Pristine Furnished Village House in Market town of Issigeac



INFORMATION

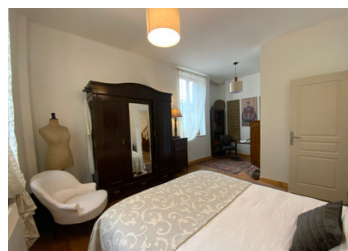
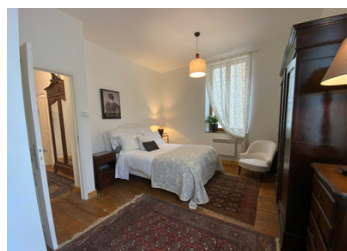
Town:	Issigeac
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	90 m2
Plot Size:	0 m2

IN BRIEF

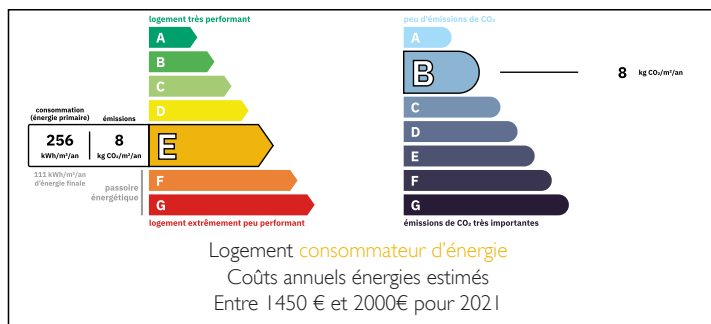
Presented in immaculate condition in the gorgeous medieval bastide village of Issigeac in the southern Dordogne, a high quality stone house that can be used either as a permanent residence or as a lock up and leave holiday home with potential to offer as a holiday rental.

Renovated within the last two years, the electrics are totally up to date, the plumbing modern, the windows and shutters in good condition .

Although there is no outside space, the current owner has created a small seating area in the car free lane outside, and free parking is available nearby .

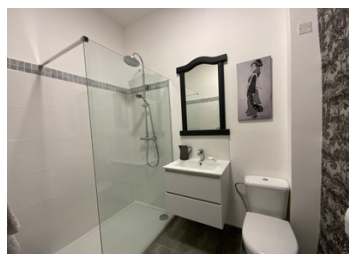


ENERGY - DPE



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

Entrance from street level into living room/kitchen 34m². Tiled floor, double glazed double windows with hidden shutters, fitted kitchen with integrated slimline dishwasher, boiler and space for washing machine/tumble dryer/storage hidden behind wooden feature doors.

Staircase leading to double bedroom 20m², double glazed window, electric heater, wooden floor, single bedroom 7.4m² double glazed window, electric heater, wooden floor, shower room half tiled with wc, basin, heated towel rail, tiled floor, stairs leading to an impressive open loft area 35m² with single glazed window, two double glazed velux windows, electric heater, wooden floor and exposed roof beams.

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

LOCAL TAXES

Taxe foncière: 532 EUR

Taxe habitation: EUR

NOTES