



Ref: A30716NWO24

Price: 267 500 EUR

agency fees included: 7 % TTC to be paid by the buyer (250 000 EUR without fees)

Village house with adjoining gîte, courtyard and outbuildings. Quiet neighbourhood yet close to shops.



INFORMATION

Town: La Roche-Chalais

Department: Dordogne

Bed: 5

Bath: 2

Floor: 170 m2
Plot Size: 285 m2













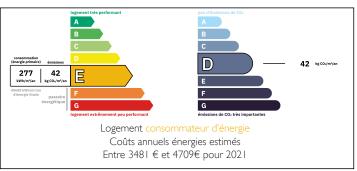
IN BRIEF

This double house is located in a very quiet part of the village, just a short walk from the shops and only 200 m from the river, accessible via a small path at the end of the street. It has 2 separate entrances, making it possible to rent out part of the house as a gîte. Upstairs, a door separates the 2 parts, allowing the property to be divided so that two additional bedrooms can be added for the gîte if required.

The building is laid out around an inner courtyard, with a small enclosed garden for the gîte. A small wooden outbuilding on 3 levels includes a workshop, a garage, and a room upstairs.

Situated I hour from Périgueux and Angoulême, and Ih I 5 from Bordeaux.

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.



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LOCAL TAXES

Taxe foncière: 1359 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

- + Central heating on main gas
- + Mains drainage
- + Double glazing
- + New roof
- + Electrics up to standards

MAIN HOUSE

GROUND FLOOR

- Large L-shaped living room of 25m2 and dining room of 16.3m2, opening onto the courtyard.
- Fitted kitchen of 8.4m2
- WC

ON THE FIRST FLOOR

- 14.6m2 bedroom
- 12.5m2 bedroom
- Bedroom 10,8m2 with dressing room 7,8m2
- Bedroom 16.3m2
- Shower room 5m2
- Dressing 3.5m2

GÎTF

GROUND FLOOR

- 24.3m2 living room with open-plan kitchen
- Fenced garden of 15m2

1st FLOOR

- 18m2 bedroom
- 6.5m2 shower room

OUTSIDE

- Boiler/laundry room 8m2
- Shed/workshop 14m2
- First floor room 12m2
- Garage 14m2 below
- Gravelled courtyard with trees of approximately 100m2

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

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