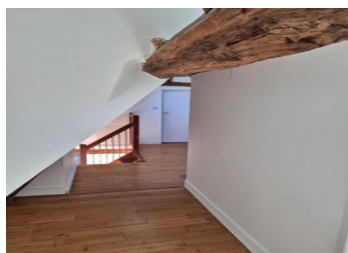


## PRETTY, QUIET HOUSE NEAR PÉRIGUEUX



## INFORMATION

Town:	Bassillac et Auberoche
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	160 m2
Plot Size:	1700 m2

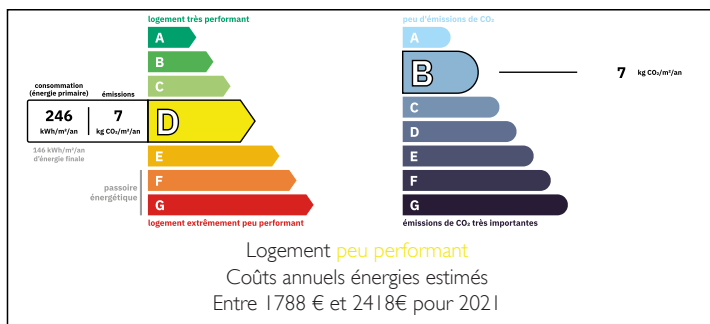
## IN BRIEF

Pretty Perigourdine house in a quiet location close to town.

Come and discover this typically Perigordian property combining old-world charm with modern renovation, offering you a quality compromise.

You'll enjoy a large garden and a pleasant terrace planted with flowers - a real haven of peace just a few minutes from the town center. Don't wait any longer!

## 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

Fully renovated 1-storey Perigourdine-style house on 1700m2 of enclosed land, terrace and lean-to.

Ground floor:

- 1 modern living room
- 1 living room with wood-burning stove
- 1 large, attractive, modern, fully-equipped kitchen
- 1 shower room with walk-in shower

On the first floor, a large landing on a beautiful wooden floor leads to:

- 1 large bathroom with bath
- 3 bedrooms

Electric roller shutters

Heat pump and wood-burning stove

Water softener

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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