

Lovely 3 bedroomed modern bungalow.

## EXCLUSIVE



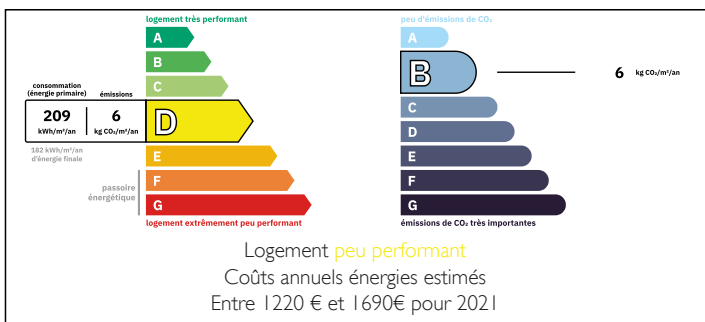
## INFORMATION

Town:	Saint-Géraud-de-Corps
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	110 m2
Plot Size:	3670 m2

## IN BRIEF

Modern Bungalow with open plan kitchen/diner/lounge area.  
3 bedrooms , bathroom , en\*suite shower room  
Covered terrace and large garden  
Close to the village

## 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

This Modern house is close to a village with small restaurant and shop.

The house comprises of ;  
Lounge/Kitchen/Diner with parquet flooring (65m<sup>2</sup>)  
doors leading out to a covered terrace and  
barbecue area and large garden.

Master Bedroom 18m<sup>2</sup> with en-suite 3.67m<sup>2</sup> on one  
side of the property

Two bedrooms 12.14m<sup>2</sup> - 12.62m<sup>2</sup> and bathroom  
6.22m<sup>2</sup> with roll top bath tub on the other side of  
the house.

Bergerac airport approx 35mins and Bordeaux  
approx 1hr.

## LOCAL TAXES

**Taxe foncière: 919 EUR**

**Taxe habitation: EUR**

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

## NOTES