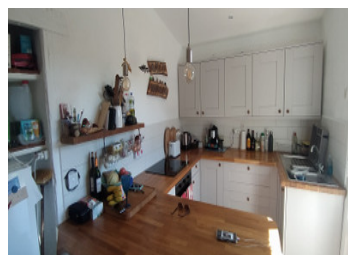


Holiday home of 4 rooms with 2 bedrooms. Cabanon habitable, cellars and garden of 5722m2 with swimming pool

EXCLUSIVE



INFORMATION

Town:	Neuic
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	62 m2
Plot Size:	5722 m2

IN BRIEF

Holiday home of 4 rooms including entrance on living room with fireplace (wood stove); 2 bedrooms, a shower room and an independent toilet .

Beautiful terrace overlooking west coast of the house

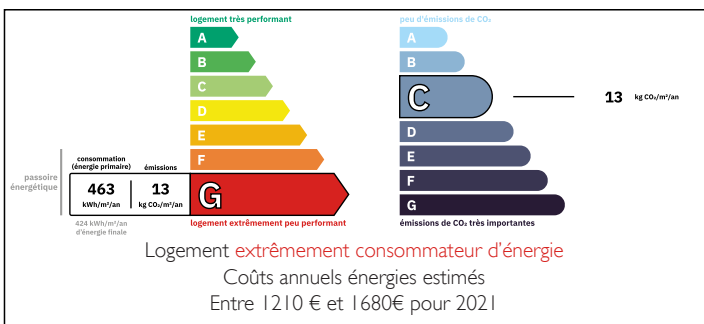
In the basement, 4 separate cellars including one for washing machines and electric cumulus allowing storage and storage .

A wooden chalet allows to have an additional bed with corner sink and wc ..

Swimming corridor of 15 m by 2,50m exposed South West

Sloping wooded land. 3 plots in total including one away from the house

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

Holiday home of 4 rooms including entrance on living room with fireplace (wood stove) of 20m²; 2 bedrooms of 10m² each, a shower room with toilet of 3m² and an independent toilet of 1,30m². Equipped kitchen of 9m².

Beautiful terrace overlooking west coast of the house

In the basement, 4 separate cellars including one for washing machines and electric cumulus allowing storage and storage . of a total area of 49m².

A wooden chalet of 9m² allows to have an additional sleeping with corner sink and wc ..

Swimming corridor of 15 m by 2,50m exposed South West

Sloping wooded land. 3 plots in total, one of which is away from the house. Area

.At 15 minutes from Neuvic with all shops, station e A89..

Not far from Bergerac and Périgueux.

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

LOCAL TAXES

Taxe foncière: 660 EUR

Taxe habitation: 245 EUR

NOTES