

House with garage on a calm spot on 2500m .

## EXCLUSIVE



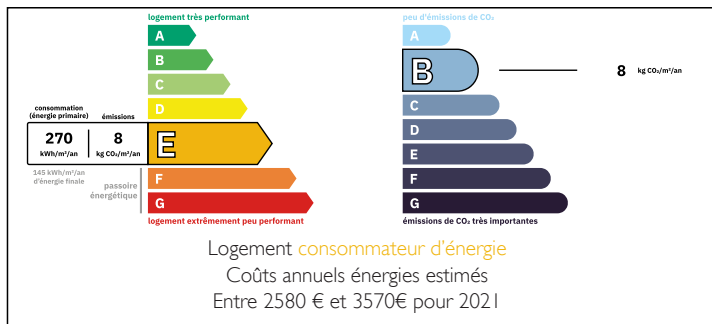
## INFORMATION

Town:	Lanouaille
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	141 m2
Plot Size:	2505 m2

## IN BRIEF

Ideal spot for this bungalow with garage and workshop surrounded by 2500m<sup>2</sup> of shaded garden with vegetable plot and fruit trees. Not far from Lanouaille with all local amenities.

## 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

Composed of an entrance onto the lounge/dining room with fireplace and woodburner, french doors onto the terrace, fitted kitchen, hallway leading onto 3 bedrooms with fitted dressing, bathroom and separate WC.

Access from the kitchen into the garage with summer kitchen, utility room and large shower room and separate WC.

Small cellar in the basement.

First floor; large space for fourth bedroom (42m²).

Magnificent garden of 2505m² with vegetable plot.

Wood or electric fuelled heating, roof in good condition and individual septic tank.

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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 foncière: 1150 EUR

Taxe habitation: EUR

## NOTES