

Superb bungalow with beautiful shaded garden, close to Tourtoirac.

EXCLUSIVE



INFORMATION

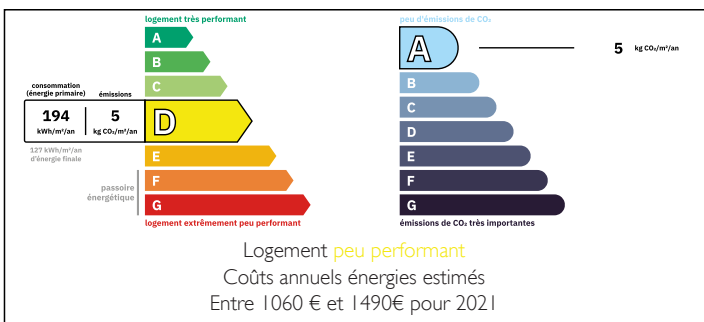
Town:	Tourtoirac
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	87 m2
Plot Size:	3269 m2

IN BRIEF

Ideal spot with 2/3 bedrooms, surrounded by 3200m² of shaded garden, a small chalet and an above ground swimming pool.

Situated not far from Tourtoirac where you will 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

The house is composed of an entrance onto the lounge/dining room with wood burner, french doors opening onto a tiled and shaded terrace, fully equipped kitchen, second kitchen, utility room which could be transformed into a 3rd bedroom. A hallway leading onto 2 bedrooms with storage space, bathroom and separate WC.

Exterior:

Private alley with electric gates leading to a double carport of 30m².

Shaded garden of 3200m².

Wood or electric central heating, roof in good condition, insulation redone, double glazing and individual septic tank.

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

LOCAL TAXES

Taxe foncière: 560 EUR

Taxe habitation: EUR

NOTES