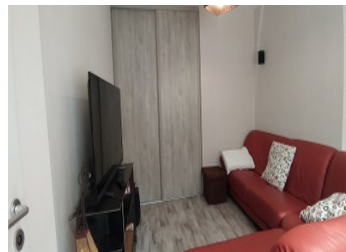
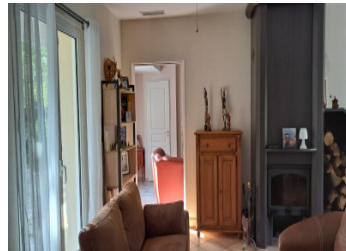


House of 117m2 entrance, living room dining room, kitchen, 3 bedrooms, tv lounge, toilet and bathroom.



INFORMATION

Town:	Prignonrieux
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	117 m2
Plot Size:	1700 m2



IN BRIEF

Beautiful single storey house built in 1999 of 117m2; with all modern comforts .It includes; an entrance opening on living room dining room with inset, equipped open kitchen. a cellar , tv lounge with cupboard.

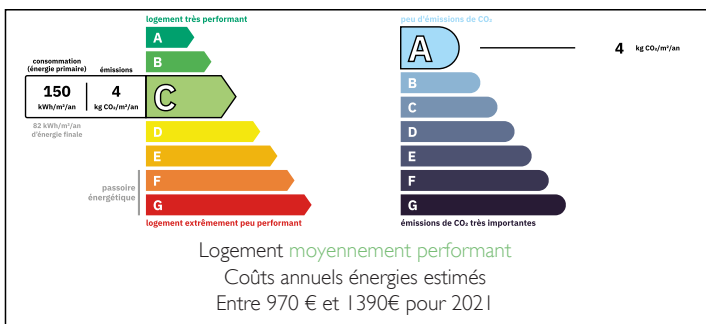
Access to the night area by a corridor including a closet and serving 3 bedrooms with each storage . A bathroom with bathtub, shower and double washbasin.

Air conditioning by duct and ceramic electric convectors .

Heat pump .

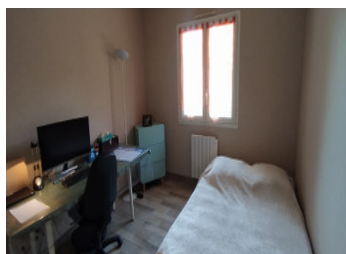
Large terrace with barbecue area. Garage for car and gardening equipment .Wooded land of 1700m2

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

Beautiful single storey house built in 1999 of 117m²; with all modern comforts .It includes; an entrance overlooking living room dining room with insert, open kitchen equipped (48m²). a cellier7m² , TV lounge with cupboard. 12m²

Access to the night part by a corridor including a closet and serving 3 rooms of 12/11/9 ù2 each with storage . A bathroom with bathtub, shower and double sink of 6m²

Air conditioning by duct and ceramic electric convectors .

Heat pump .

Large tiled terrace with barbecue area. Garage for car and gardening equipment .

Wooded land of 1700m² .

Individual sanitation and perfect for a family home;

Close to Bergerac with all shops and a school .

Quiet location

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

LOCAL TAXES

Taxe foncière: 1250 EUR

Taxe habitation: EUR

NOTES