

One-storey house with basement



INFORMATION

Town:	Bassillac et Auberoche
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	77.83 m2
Plot Size:	1110 m2

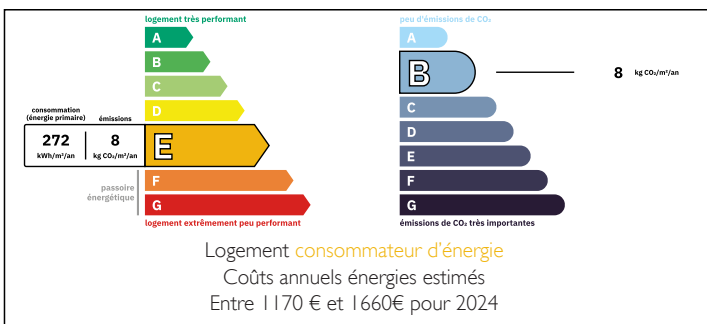
IN BRIEF

Cette maison, idéalement située dans une impasse, offre un cadre calme et agréable. Elle comprend :

- Une cuisine fermée et non aménagée.
- Un double séjour lumineux avec cheminée, idéal pour les soirées cosy.
- Plusieurs chambres avec placards intégrés.
- Une salle de douche et un WC séparé pour plus de confort.
- Un grand sous-sol, offrant de nombreuses possibilités de rangement et d'aménagement.
- Un terrain clos planté d'arbres fruitiers, idéal pour les amoureux de la nature.

Une belle opportunité pour ceux qui recherchent un cadre paisible à proximité de toutes les commodités.

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 house, ideally situated in a cul-de-sac, offers a calm and pleasant setting. It comprises :

- A closed, unfinished kitchen.
- A bright double living room with fireplace, perfect for cosy evenings.
- Several bedrooms with built-in wardrobes.
- A shower room and separate WC for added comfort.
- A large basement, offering numerous storage and conversion options.
- Enclosed grounds planted with fruit trees, ideal for nature lovers.

A great opportunity for those looking for a peaceful setting close to all amenities.

LOCAL TAXES

Taxe foncière: 950 EUR

Taxe habitation: EUR

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

NOTES