

## Property under offer

### EXCLUSIVE



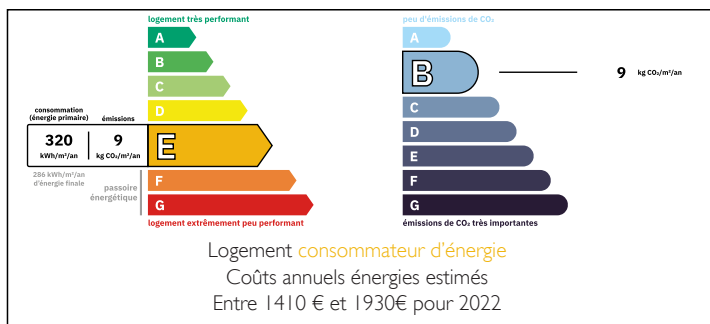
## INFORMATION

Town:	Nastringues
Department:	Dordogne
Bed:	1
Bath:	1
Floor:	96 m2
Plot Size:	280 m2

## IN BRIEF

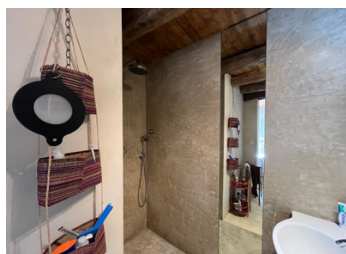
This country house is nestled in the heart of a small, quiet village a few kilometers from Sainte-Foy-la-Grande, between Saint Émilien and Bergerac. Renovated with quality materials and know-how, its authenticity has been preserved. Character elements have been preserved such as exposed beams and stone walls, mixing with raw materials bringing a touch of modernity. The entrance hall leads you to a spacious living room with a polished concrete kitchen opening onto a living/dining room with fireplace. The bathroom consists of a sink, a toilet and a polished concrete bathtub. The bedroom on the ground floor has an individual bathroom. The wooden staircase in the hall leads you to a space that can be used as a child's bedroom and a mezzanine overlooking the dining room. The house opens onto a quiet...

## 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

Ground floor: - Entrance 17m<sup>2</sup>  
- Cupboard (laundry room) 1.10m<sup>2</sup>  
- Living room/kitchen 48m<sup>2</sup>  
- Bedroom 13.30m<sup>2</sup>  
- Shower room 2.85m<sup>2</sup>  
- Bathroom 4.30m<sup>2</sup>  
Total 86.55m<sup>2</sup>

Mezzanine:

- Landing 12.80m<sup>2</sup> useful  
- Bedroom 9m<sup>2</sup> useful  
- Dressing room 8.20m<sup>2</sup> useful  
Total 30m<sup>2</sup> useful

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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: 380 EUR

Taxe habitation: EUR

## NOTES