

Offer Accepted on Recently modernised split level property within the village.



INFORMATION

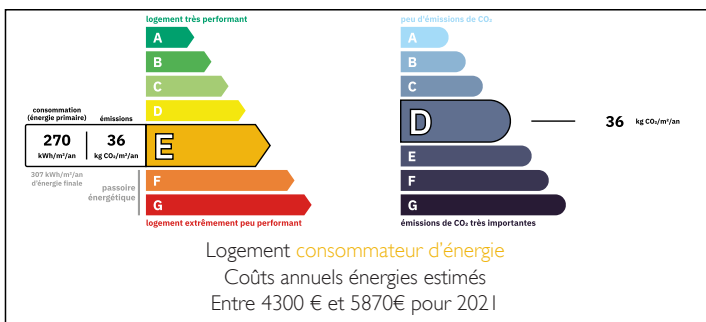
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|-------------|---|
| Town: | La |
| Department: | Rochebeaucourt-et-Argentine Dordogne |
| Bed: | 4 |
| Bath: | 2 |
| Floor: | 158 m2 |
| Plot Size: | 1016 m2 |

IN BRIEF

Excellent property to be found in an elevated position on the edge of a lovely village. Totally renovated, new windows and shutters, elegant fitted kitchen, modern bathroom with walk in shower. Potential to use the spa facilities and create a business potential incorporating beauty and wellness. Ample parking, large fenced garden, quiet spot on the outskirts of a Dordogne village.



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

Split level contemporary property. Fully equipped kitchen/diner/living. Beautiful stone fireplace for a woodburner. Double patio doors and balcony.

3 big and bright bedrooms on this floor, plenty of cupboard and storage place. Large shower room, again newly designed with a walk in shower. Separate WC.

Downstairs has a jacuzzi room, with jacuzzi, wc and washbasin. Opposite is a spa bath room which could be used as a treatment room, a further bedroom, which again could be used as a treatment room. Ground floor entrance through a large double garage with an extra room, where a sauna could be installed. Attractive house with a fully fenced garden. 70M2 of further garaging and outbuildings and garden sheds.. Ideally equipped for beauty and wellness treatments.

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

LOCAL TAXES

Taxe foncière: 1374 EUR

Taxe habitation: EUR

NOTES