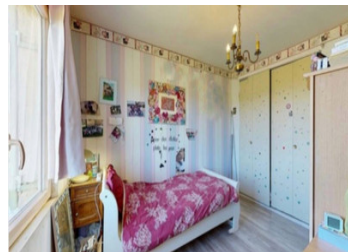
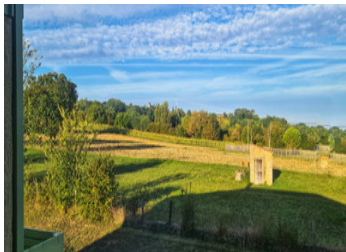
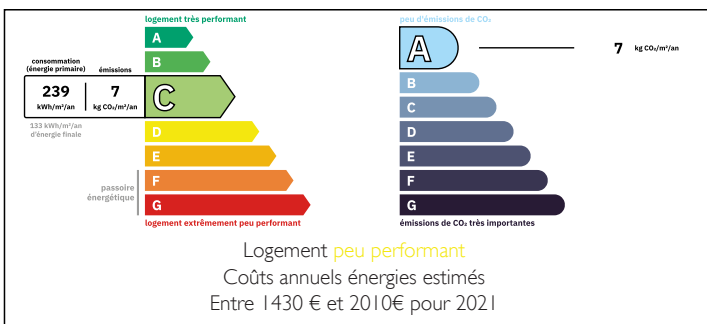


Two-storey house



ENERGY - DPE



INFORMATION

Town:	Audrix
Department:	Dordogne
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	0 m2

IN BRIEF

Bright detached house (built in the 70s) measuring 106 m2, set in lovely grounds surrounded by fields, with trees on one side and plenty of sunshine. Life in this house is on the first floor, which is accessed by an internal staircase and another external one.

The living area comprises a large, cosy lounge with pellet stove, a kitchen in need of updating, a corridor leading to 3 bedrooms (11 m2 - 12 m2 - 17 m2), a bathroom and a separate toilet.

In the basement, there are two garages and a studio space to be completed.

The central heating is a recent heat pump.

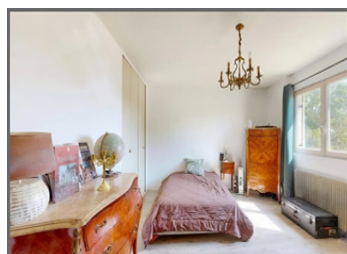
The house is well insulated (DPE D) through the roof and basement, with double glazing throughout on the first floor.

It faces due south and there is a swimming pool.

Immediately habitable, just needs some embellishment work, painting and...

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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Bright detached house (built in the 70s) measuring 106 m2, set in lovely grounds surrounded by fields, with trees on one side and plenty of sunlight.

The house comprises:

First floor: large, cosy living room with pellet stove, kitchen in need of updating, corridor leading to 3 bedrooms (11 m2 - 12 m2 - 17 m2), bathroom and separate wc.

In the basement:

there are two garages and a studio space to be completed.

Central heating via a recent heat pump.

Well insulated roof and basement, double glazing throughout upstairs.

South-facing and land suitable for swimming pool.

Immediately habitable, just needs some embellishment work, painting and decorating.

Le Bugue 4km away (all shops)

Sarlat 25km away

Bergerac 44km away

Périgueux 45km away

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