



Ref: A34647PVA24 Price: 172 260 EUR

agency fees included: 8 % TTC to be paid by the buyer (159 500 EUR without fees)

House of 7 rooms with 4.bedrooms. Converted basement. Electric heating, garage. and garden of 1200sqm.



# INFORMATION

Town: Mussidan

Department: Dordogne

Bed:

2 Bath:

Floor: 165 m2

Plot Size: 1200 m<sup>2</sup>















# IN BRIEF

Location: Located on the heights of Mussidan, in a quiet cul-de-sac with a beautiful view to the west.

Ground floor:

Entry

Bathroom

WC

Kitchen with pantry overlooking a terrace

Corridor serving 2 bedrooms to the east

Large living/dining room to the west with access to the terrace

Converted basement:

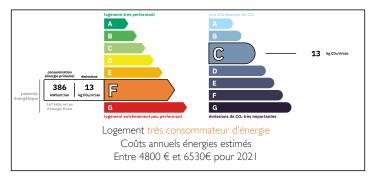
Utility area

Bathroom

WC

Dining room

**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.

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#### www.frenchestateagents.com

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### LOCAL TAXES

Taxe foncière: 1075 EUR

Taxe habitation: EUR

### DESCRIPTION

Characteristics of the House:

Location: Located on the heights of Mussidan, in a quiet cul-de-sac with a beautiful view to the west.

Ground floor:

Entry

Bathroom: 3.30 m 2

Separate WC

Kitchen with pantry: 14.50 m 2, overlooking a

terrace

Corridor serving::

2 bedrooms to the east: 12 m2 and 13.50 m 2

Large living/dining room to the west: 28.50 m2 with

access to the terrace Converted basement: Utility area:: 9 m 2

Bathroom with WC: 2 m 2

Dining room: 16 m 2

Living room with fireplace: 24.50 m 2

I bedroom: II m 2 2 Bedroom I4 m 2

Outside:

Adjoining garage

Garden of 1200 m2 with garden shed

Parking

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## **NOTES**