

Attractive two-bedroom property, all on one level, with excellent views over mediaeval town



INFORMATION

Town:	Bourdeilles
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	128 m2
Plot Size:	3479 m2

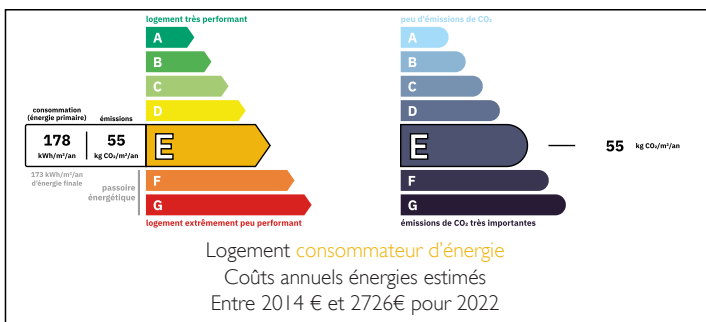
IN BRIEF

This two bedroomed-detached property which could be converted into a three-bedroom property is just outside a historic French village with castles, and restaurants.

Peace and quiet guaranteed, but only 15 minutes by car from supermarkets. Easy access. Local primary school. Well-stocked garden with fruit trees.

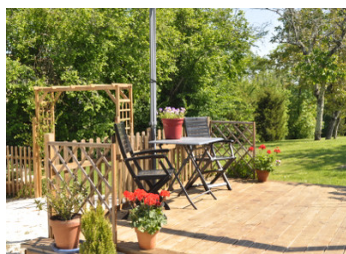


ENERGY - DPE



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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

Attractive glass porche entrance 14.3 m2

Comfortable lounge: 14.70 m2

Fully equipped kitchen and dining room: 27.5 m2.
Kitchen includes gas hob, double oven, dishwasher and kitchen units.

Two bedrooms: Main bedroom: 18.5 m2 & 12 m2 .

Shower room with Italian walk-in shower. 4.5 m2

W.C. 1.30m2

Garage with laundry and boiler room: 23m2. New boiler.

Upstairs above garage: possibility to create third bedroom.

Loft storage space.

Heating: oil-fired central heating

Well-insulated with double-glazing

Outbuildings: Garden cabin: 13m2

Space to park camper van and several cars.

Easy to manage.

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

LOCAL TAXES

Taxe foncière: 1112 EUR

Taxe habitation: EUR

NOTES