

Spacious three bedroom hamlet house in the North Dordogne

EXCLUSIVE

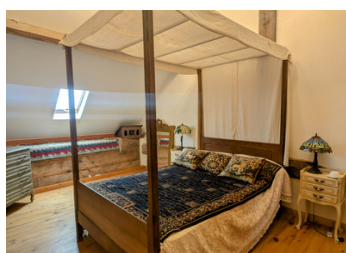


INFORMATION

Town:	Mialet
Department:	Dordogne
Bed:	3
Bath:	3
Floor:	106 m2
Plot Size:	1282 m2

IN BRIEF

A cute cottage nestled in the Perigord-Limousin National Park, just 43 km from Limoges Airport. Located in a small hamlet, it is 9 km from the village of Mialet and 11 km from the charming Saint Saud Lacoussiere, both known for their picturesque leisure lakes. The nearest village, 7 km away, offers an épicerie, boulangerie, pharmacy, restaurant, and primary school.

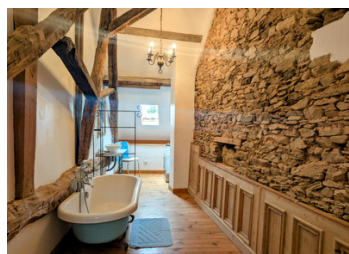


ENERGY - DPE

DPE not required.

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

This charming cottage features an eat-in kitchen, a large lounge, a bedroom, a shower room, and a WC on the ground floor, along with access to the garage.

Upstairs, you'll find a spacious landing, two bedrooms with beautiful exposed beams (one with an ensuite shower room), and a bathroom with a roll-top bath.

The property offers a courtyard at the front and a terrace with a raised garden at the rear, totaling about a quarter of an acre of land.

Having been a much-loved holiday home for many years, this property is perfect for lock-and-leave living, yet spacious enough to serve as a permanent residence.

LOCAL TAXES

Taxe foncière: 434 EUR

Taxe habitation: EUR

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

NOTES