

## Property under offer

### EXCLUSIVE



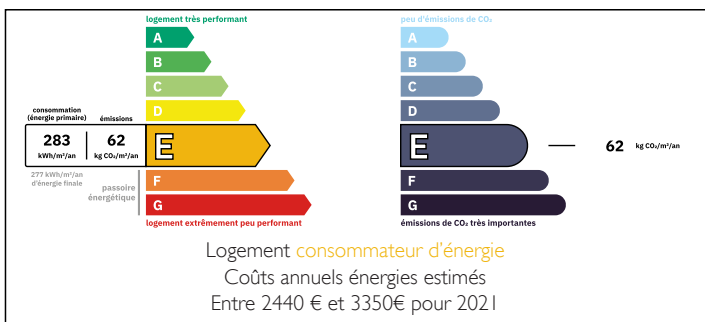
## INFORMATION

Town:	Port-Sainte-Foy-et-Ponchapt
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	95 m2
Plot Size:	1842 m2

## IN BRIEF

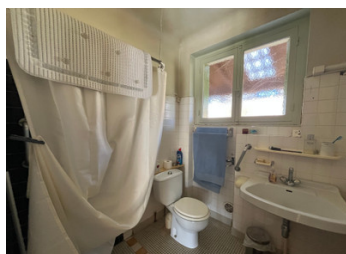
This house is quietly located at the bottom of the hillside in Port-Sainte-Foy-et-Ponchapt, yet close to all shops and amenities. The entrance opens onto a hallway leading to the living areas, including a dining room with a fireplace and access to the veranda, a fitted kitchen with a door leading outside, and a laundry room. Back in the dining room, on your right, you have access to an office. Back in the hallway, this leads to the sleeping area, which includes three bedrooms, a bathroom, and a toilet. A garage is attached to the house with an electric garage door and wood shed. You can walk around the house, which features a garden that is generously sized for its location in the town of Port-Sainte-Foy-et-Ponchapt.

## 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

- Entrance hall: 4,95m<sup>2</sup>
  - Study: 14,35 m<sup>2</sup>
  - Shower room : 3,30m<sup>2</sup>
  - Study: 14,00m<sup>2</sup>
  - Bedroom: 11,20m<sup>2</sup>
  - WC: 1,80m<sup>2</sup>
  - Storage room: 3,48m<sup>2</sup>
  - Bedroom: 12,90m<sup>2</sup> (about 13 sq ft)
  - Dining room: 18,30m<sup>2</sup>
  - Kitchen: 11,00m<sup>2</sup>
- Total surface area: 95,28m<sup>2</sup>

- Veranda, 23m<sup>2</sup>
- Utility room, 12,90m<sup>2</sup>
- Garage, 50m<sup>2</sup>
- Wooden shed 9m<sup>2</sup>

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

## LOCAL TAXES

Taxe foncière: 1181 EUR

Taxe habitation: EUR

## NOTES