

Stone built house with outbuildings and garden in a calm spot.



## INFORMATION

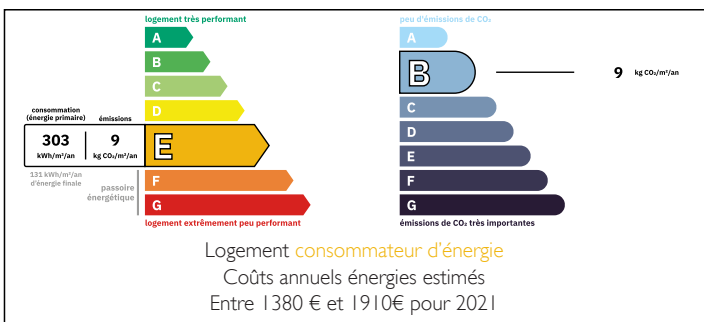
Town:	Clermont-d'Excideuil
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	60 m2
Plot Size:	539 m2



## IN BRIEF

Charming house situated in the commune of Clermont d'Excideuil, close to the village of Excideuil (4km) where you will find all amenities. The house has been renovated, electricity redone, double glazing, electric heating, there is an existing fireplace, possibility to install woodburner or wood pellet, the insulation has been redone, and there is an individual septic tank.

## 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

The house is composed of an entrance opening onto the lounge/kitchen area, wooden flooring. 2 bedrooms with wooden flooring, shower room and separate WC.

Convertible loft space with exposed wooden beams. Basement of 20m<sup>2</sup>.

Garage of 25m<sup>2</sup>.

Inside courtyard and garden of 539m<sup>2</sup>.

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

## LOCAL TAXES

Taxe foncière: 132 EUR

Taxe habitation: EUR

## NOTES