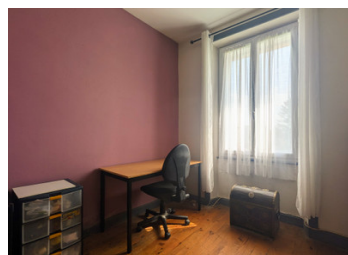
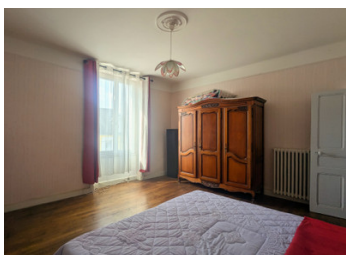


Versatile energy efficient 3-bed house in village, enclosed garden, air source heat pump and solar panels.



INFORMATION

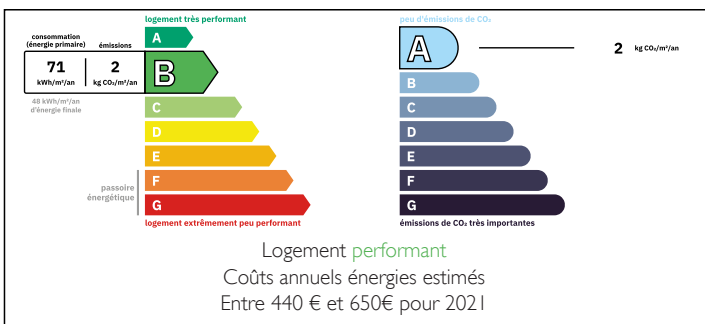
Town:	Saint-Priest-les-Fougères
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	121 m ²
Plot Size:	682 m ²



IN BRIEF

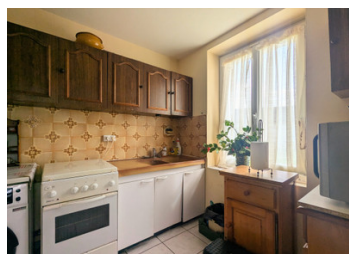
Located in the centre of St-Priest-les-Fougères a short walk from an award-winning patisserie, this versatile 3-bed house has excellent energy credentials thanks to being well-insulated, double glazed (2018), heated and cooled by a Weisseman air water heat pump (2017), and having solar panels for both electricity and for a thermodynamic hot water tank. As well as the ground floor and first floor, an attic covers the full surface area of the house. The ground floor comprises a lounge diner, kitchen, bedroom and shower room with WC. The first floor includes two bedrooms, a dining room, a kitchen, a bathroom, and a sunny double glazed veranda (2018) opening onto a terrace, ideal for a container garden. Enclosed gardens surround the rear of the house where mature shrubs preserve privacy. Further amenities are nearby in La Coquille: Train station, bars...

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

This versatile village property is double glazed throughout, has mains drainage, and benefits from a heat pump, and solar hot water and electricity. The property is being sold with the small amount of furniture and white goods that are present

GROUND FLOOR

ENTRANCE & LOUNGE (4,4m x 3,9m = 17,3m²)

Enter the property into the entrance hall which is partitioned off from the rest of the open-plan lounge diner. A door leads from the entrance area into a bedroom. Heating and air conditioning are provided by the economical air source heat pump. An archway leads to a compact kitchen, and a further door leads to the stairwell.

KITCHEN (3m x 2,4m = 7,1m²)

Traditional-style wooden wall cupboards sit above a double sink unit, a hob/oven, a washing machine, and a dishwasher, all of which are being sold with the house. Also being sold, a tall free-standing fridge/freezer.

BEDROOM (3,7m x 3,5m = 12,9m²)

A bright, sunny bedroom/office at the front of the house, with a built-in cupboard in one corner.

SHOWER ROOM (1,4 x 3,4 = 4,6m²)

Smartly tiled in white, and having an ample shower enclosure, a sink set into a cupboard unit with a lit mirror above, a heated towel rail, and a toilet.

BOOT ROOM (3,8m x 2,1m = 7,9m²)

A utility space containing tanks for the air source heat pump and also for the solar water heater, with access to the garage and to the garden

GARAGE (25m²)

Secure parking accessed from the front of the house with a further storage...

LOCAL TAXES

Taxe foncière: **578 EUR**

Taxe habitation: **EUR**

NOTES