

## Renovated stone village house with garden between Eymet and Bergerac



## INFORMATION

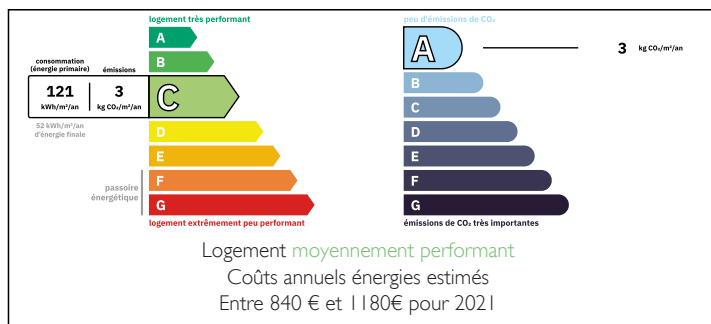
Town:	Singleyrac
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	125 m2
Plot Size:	586 m2



## IN BRIEF

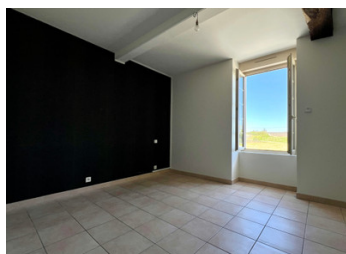
Renovated stone barn situated in a quiet village with a boulangerie. Eymet, Sigoules and Bergerac are within easy reach. Renovated to provide comfortable living the house has a large sitting room with an open fireplace, 2 bedrooms, bathroom, kitchen and pantry and a large games room on the first floor. A large cellar beneath. Fully fenced garden and garage.

## 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

This renovated stone barn offers spacious accommodation and benefits from double glazing, electric shutters, and air source heat pump heating/air conditioning

Living Room (36 m<sup>2</sup>) with tiled floor and open fireplace, french doors to garden

Kitchen (9.15 m<sup>2</sup>)

Pantry (3 m<sup>2</sup>)

Corridor (7.30 m<sup>2</sup>)

Bathroom (7.84 m<sup>2</sup>)

Bedroom 1 (14 m<sup>2</sup>)

Bedroom 2 (15.03 m<sup>2</sup>)

WC (1.66 m<sup>2</sup>)

Basement

First Floor

Large sitting room / games room (32.55 m<sup>2</sup>)

Fully fenced garden with electric gates

Garage

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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 habitation: EUR

## NOTES