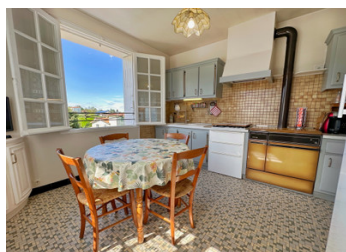


4-bedroom house on basement with garage, workshop and a large landscaped garden. Close to all amenities.

EXCLUSIVE



INFORMATION

Town:	Saint Aulaye-Puymangou
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	120 m2
Plot Size:	2700 m2

IN BRIEF

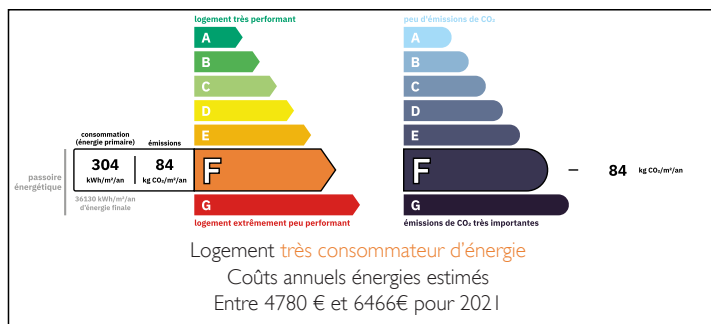
This pleasant family home dates back to 1968, and has been extremely well maintained by its owners. Immediately habitable, it nevertheless requires some work to bring it up to standard (insulation and electrics). It is equipped with over-glazed windows, oil-fired central heating and a wood-burning cooker. It is also connected to mains drainage. The house is supplied with water by a well at the front of the house (but can be connected to the mains water supply).

The large garden of 2700m2 could accommodate a swimming pool, and contains a beautiful orchard and vegetable garden.

The village of Saint-Aulaye has all shops, schools and amenities, as well as a cinema and a lovely riverside beach.

It is ideally situated 10 minutes from Aubeterre-sur-Dronne, one of the most beautiful villages in France, and 20 minutes from the small town of...

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

GARDEN LEVEL:

- Kitchen/living room (24,8m²)
- Bedroom 1 (11m²)
- Bedroom 2 (11m²)
- Shower room (2,52m²)
- WC
- Garage (26m²)
- Cellar (6,45m²)
- Separate workshop (34m²)

ON THE FIRST FLOOR:

- Kitchen with wood-burning cooker (11.5m²)
- Bathroom (4,7m²)
- Bedroom 3 (13m²)
- Bedroom 4 (12,8m²)
- Large living room with sitting room (16,5m²) and balcony with loggia (6,8m²) and dining room (12,8m²)

OUTSIDE:

- Wood shed
- Orchard
- Vegetable garden
- Water well supplying the entire house with water

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

LOCAL TAXES

Taxe foncière: 1029 EUR

Taxe habitation: EUR

NOTES