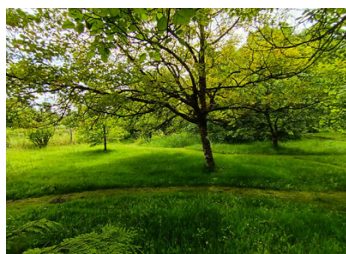


In a village Traditional detached house on 2 levels Ground floor and garden level on 1849 m2 of land



INFORMATION

Town:	Lisle
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	130 m2
Plot Size:	1849 m2

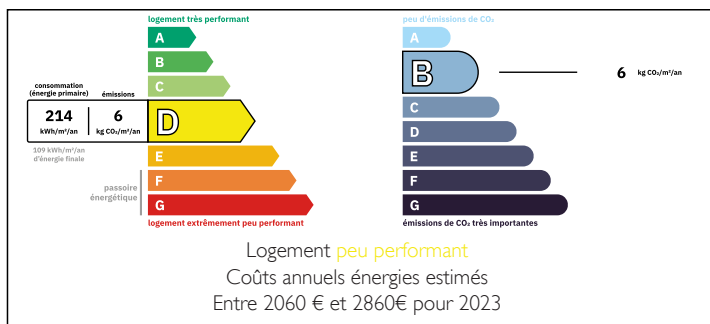


IN BRIEF

In the heart of a village with all amenities and a health centre, this house, built in 1997 on over 1840 m2, offers 7 rooms over 2 floors.

Close to schools (nursery and primary) and the Tocane Saint Apre secondary school. We are 20 minutes from Périgueux in a calm and reassuring environment. Swimming and Guinguettes on the Dronne.

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

Ideal as a family home with around 135 m2 of living space, with its 3 bedrooms on one level and a small independent flat on the garden level, the house was built in 1997 and now meets all the criteria for an economical home.

Rated D on the recent energy audit, it also offers the pleasure of a winter fire thanks to an efficient wood-burning stove.

On the ground floor, the entrance hall leads to a generous, light-filled living room (28m2) 3 bedrooms (about 11m2 each) a kitchen, and a vast bathroom. WC.

A staircase leads to the garden level.

Cellar, workshop and garage. There is a small flat (kitchen, bedroom and shower room) with independent access.

The house has electric radiator heating, double glazing and traditional wood windows (Ets Seguy). Water softener, electric hot water tank. VMC.

The house is surrounded by a lovely wooded garden of over 1800m2.

Garden shade.

Beautiful setting.

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