

Charming small country house with pretty shaded garden.



INFORMATION

Town:	Saint-Médard-d'Excideuil
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	70 m2
Plot Size:	940 m2

IN BRIEF

Very charming stone property fully renovated situated in a calm spot in the heart of the nature.

The house is situated not far from Excideuil where you will find all amenities.

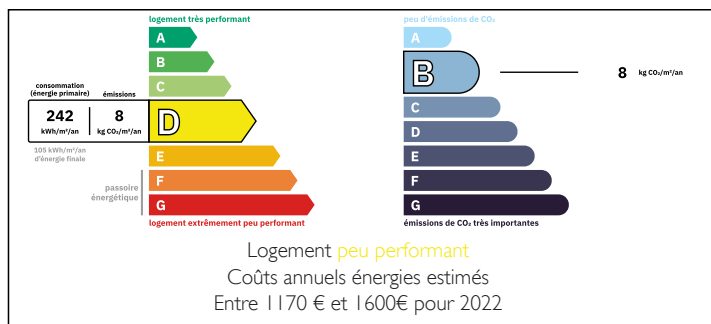
Liveable straight away, no work to be done, double glazing, roof in excellent condition, insulation and new paint work.

Electric central heating but there is a possibility to install a wood burner.

Great family home or holiday home!

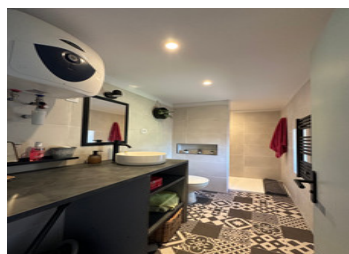


ENERGY - DPE



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 leading to a living room with kitchen area, french doors opening onto the terrace.

First floor: Staircase leading to a landing area with access to a bedroom, shower room and WC.

Second floor: Large bedroom with pretty roof work.

Exterior: garden of 1000m², shaded with fruit trees and outbuilding.

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