

## 6-room village house with first floor and cellar on wooded plot of land



## INFORMATION

Town:	Lisle
Department:	Dordogne
Bed:	2
Bath:	2
Floor:	146 m2
Plot Size:	1781 m2

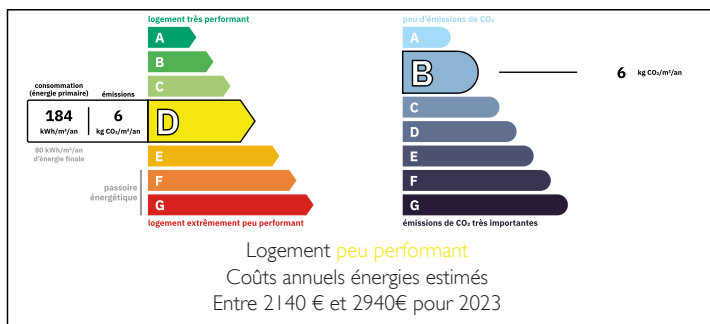
## IN BRIEF

In a lively village with all shops and a medical centre, this village house offers all the advantages of 'town in the country'.

Ideally situated on the Val de Dronne, equidistant from Ribérac and Brantôme, known as the Green Venice of Périgord, we are also 20 minutes from Périgueux and its employment area. M89 is only 25mn drive.

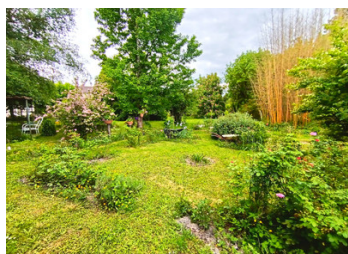
Pleasant garden.

## 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

In the heart of the village, this family home welcomes you with a generous entrance hall (10m2).

Partly fitted kitchen (15m2) bathroom (7m2) WC, Large, bright living room (33m2)

Veranda (21.6m2)

Utility room with access to terrace and garden (8.2m2)

Access to the first floor is via the entrance hall.

First floor:

Two en suite rooms used as a lounge and library/study room/workshop (35m2)

Shower room (4m2) and WC

Two bedrooms (17.5m2 and 15m2) overlooking west-facing garden.

Cellar under part of the house (38m2)

Terrace/balcony off the living room and access to the garden via a staircase.

Superb garden planted with botanical species and old roses.

A stream runs through the garden, allowing watering during the summer months.

A shed/greenhouse and an old wash-house add a romantic touch to the setting

.The property is connected to the mains drainage system. Good energy performance (D) Double glazing.

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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 foncière: 1034 EUR**

**Taxe habitation: EUR**

## NOTES