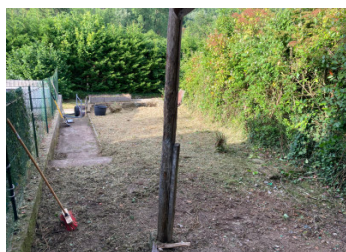


## Cute village house in Dordogne to renovate



## INFORMATION

<b>Town:</b>	<b>Mareuil en Périgord</b>
<b>Department:</b>	<b>Dordogne</b>
<b>Bed:</b>	<b>2</b>
<b>Bath:</b>	<b>0</b>
<b>Floor:</b>	<b>88 m2</b>
<b>Plot Size:</b>	<b>70 m2</b>



## IN BRIEF

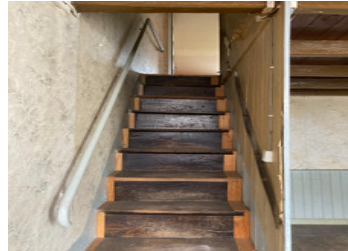
Cute village house within walking distance to a lively village with shops, bars, restaurants, supermarkets etc. The house is terraced, with a back garden, with views and access to miles of walking. The property is structurally sound, in need of modernising and potentially could be a pied a terre suitable for holiday rentals or simple cosy living.

## ENERGY - DPE

DPE not required.

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

Small village terraced house with roadside parking. Front entrance leads into a room which could be either a kitchen or living, down some steps into another big room, again could be kitchen or living. Back door leading out to a small garden with potential to create a wc and laundry room. Upstairs two large and bright bedrooms.. Possibility to put a bathroom and wc. all water and electrics on site but in need of renewal.

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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