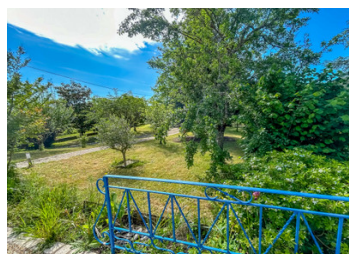
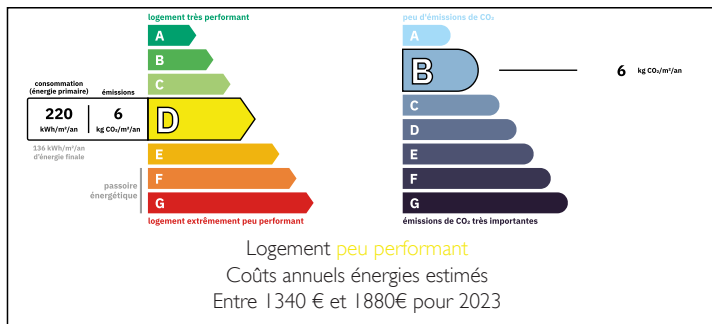


## Dordogne - Razac sur l'isle : 3 bedroom house in a quiet basement



## ENERGY - DPE



## INFORMATION

Town:	Razac-sur-l'Isle
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	95 m2
Plot Size:	1893 m2

## IN BRIEF

Dordogne - Razac sur l'Isle : 3 bedroom house in a quiet basement

House comprising:

- garden level: 1 entrance, 1 kitchen opening onto 1 lounge/dining room, 1 shower room with WC, 3 bedrooms and 1 terrace

- Basement: 1 garage and storage

There is also 1 large carport and storage space under the terrace.

The advantages of this house :

- Quiet, not overlooked
- Fully enclosed wooded grounds with 1 electric gate
- 2023 heat pump and wood burner
- Double-glazed windows
- Mains drainage
- Basement covering the entire surface area of the house
- Possibility of converting 1 basement flat

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

Dordogne : Razac sur l'Isle

Near motorway

25 minutes from Périgueux

15 minutes from the Auchan Marsac sur l'Isle shopping centre

12 minutes from Saint Astier

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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