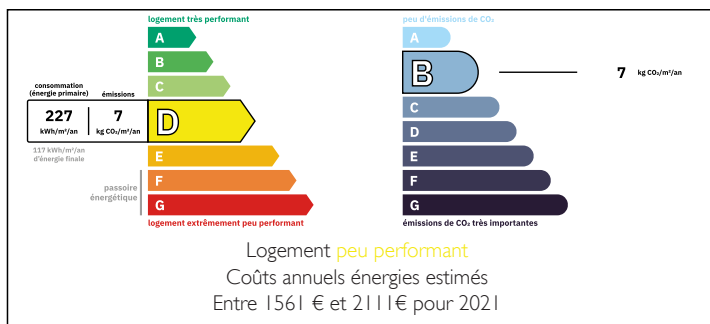


Three-bedroom house close to all shops and the train station.



ENERGY - DPE



INFORMATION

Town:	Marsac-sur-l'Isle
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	95 m ²
Plot Size:	767 m ²

IN BRIEF

Charming Detached Home with Garage and Garden – Move-in Ready

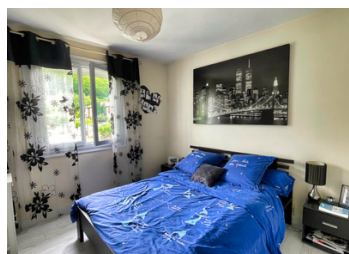
Situated in a quiet neighborhood with no through traffic, this well-maintained detached house, built in 1987, sits on a generous 767 m² plot. Elevated on a full basement with an integrated garage, the home offers approximately 40 m² of open-plan living space including a bright living room and a modern kitchen.

The property features 3 comfortable bedrooms, a dedicated office space, a bathroom, and a walk-in closet. Electric shutters provide added convenience and security.

The house is in excellent condition—no renovation work is required. One section of the garden is fully private, screened by dense hedges, offering a peaceful outdoor space away from prying eyes.

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.



LOCAL TAXES

Taxe foncière: 1000 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Located in the center of the Dordogne department, in the heart of the Périgord region, Marsac-sur-l'Isle is a commune that is part of the urban unit of Périgueux and its wider catchment area. It lies 5 km west of downtown Périgueux, 94 km from Limoges, 130 km from Bordeaux, and 480 km from Paris.

The town is primarily served by departmental roads 6089 (formerly national road 89), 710, and 710E. In terms of rail transport, the commune has two stations on the Bordeaux–Périgueux line: Marsac station, which is still in operation, and La Cave station, which is no longer served.

Most of the commune is located on the left bank of the Isle River, which separates it to the north from Chancelade and to the west from Annesse-et-Beaulieu. However, the Cropte commercial zone, the Exhibition Center, and the Saltgourde Golf Course (Périgueux's public golf course) are located on the opposite bank.

To the east of the commune, the Beauronne stream runs alongside the golf course, marking the border with Périgueux, and flows into the Isle River.

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