

Charming 4/5 bed house, garage and garden close to Genis.

EXCLUSIVE



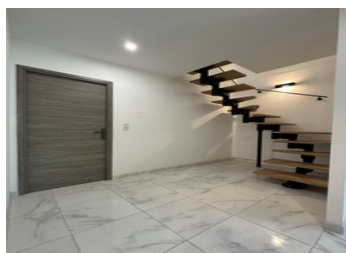
INFORMATION

Town:	Génis
Department:	Dordogne
Bed:	5
Bath:	1
Floor:	140 m2
Plot Size:	2500 m2

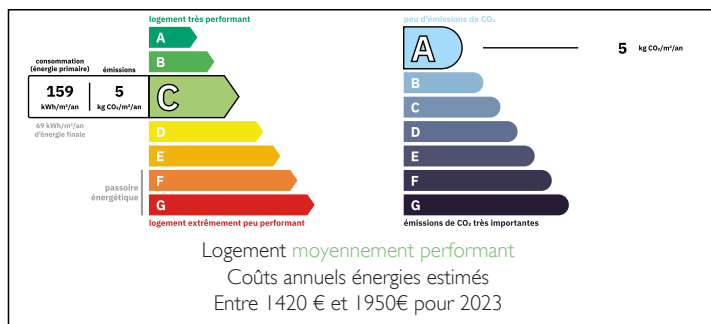
IN BRIEF

This charming house is situated not far from Genis where you will find all local amenities.

The house is in good condition, liveable straight away, the roof is in excellent condition, double glazing throughout, good insulation, electricity up to standards and individual septic tank.



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 opening onto an open kitchen/living room, hallway with 2 bedrooms, shower room and WC, second entrance, utility room, garage with storage.

First floor: Hallway opening onto 2 bedrooms, large room used as storage but could be used as an extra bedroom.

Exterior: 2 garden sheds, terrace and closed garden.

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