

Charming stone house fully renovated with large garage, garden of 8000m and panoramique views over Excideuil



INFORMATION

Town:	Excideuil
Department:	Dordogne
Bed:	1
Bath:	1
Floor:	60 m2
Plot Size:	7987 m2

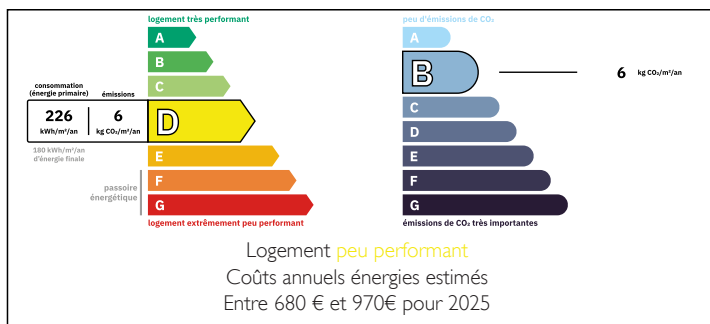
IN BRIEF

Charming stone property which has been recently renovated with a large garage, situated on 8000m² plot of land with water well, a calm spot with panoramique views over the country side and village. Situated in Excideuil, where you will find all amenities with easy access.

There is alot of potential for the property with possibility to add more bedrooms either in the garage area (70m²) or on the first floor

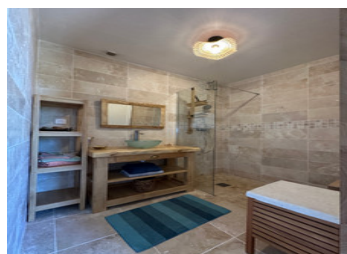


ENERGY - DPE



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

Work recently done:
Newly fitted septic tank.
Newly fitted roof.
Double glazing.
Both interior and exterior has been fully renovated.
Wood burner.
Insulation.
Taxe foncière 800€.

-The house offers around 60m² living space with possibility of another 72m².

-The house is composed of the main entrance leading directly into the kitchen/dining and lounge area with tiled floors, wooden beams and stone walls.

-One large bedroom with fitted wardrobes, laminated flooring, exposed stone and french doors with access onto the terrace.

-Shower room.

-WC

-The first floor could be transformed into more living space.

-Large terrace of 30m².

-Garage of 72m².

-Large garden of 8000m² with fruit trees and water well.

-Panoramique views over Excideuil.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 800 EUR

Taxe habitation: EUR

NOTES