

Dordogne: 120 m family house with small garden on the outskirts of Saint-Astier



## INFORMATION

Town:	Montrem
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	121 m2
Plot Size:	419 m2

## IN BRIEF

House on 3 levels comprising:

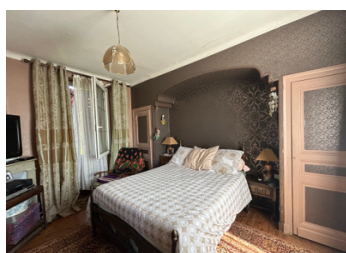
Ground floor: 1 entrance hall, 1 living room, 1 sitting room, 1 kitchen, 1 pantry, 1 WC and 1 conservatory.

1st floor: 3 bedrooms and 1 shower room

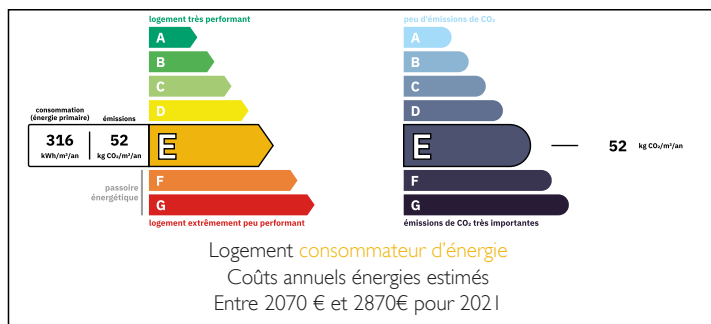
2nd floor: partly converted attic space with potential for 3 additional bedrooms

Basement: 1 boiler room, 1 workshop, 1 cellar

1 plot of 419 m<sup>2</sup> with small storage shed.



## ENERGY - DPE



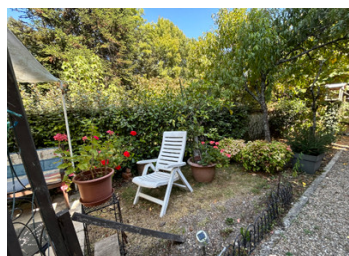
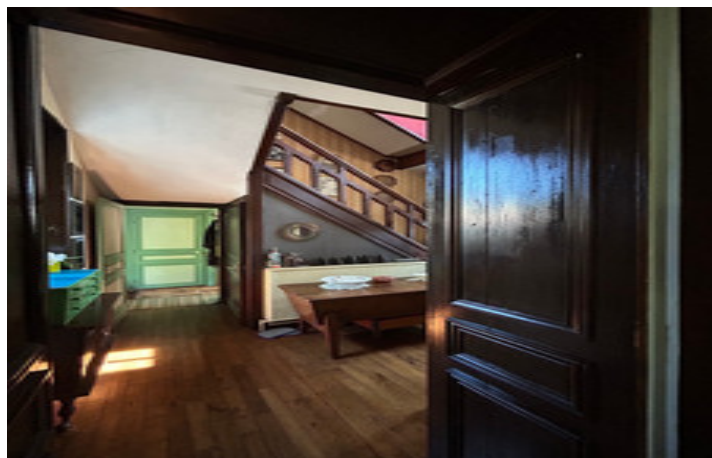
Features of this house:

- Possibility of creating 3 additional bedrooms
- Well
- Wood burner and gas heating
- Double glazing and mains drainage
- Land with workshop
- Veranda overlooking the garden

Translated with DeepL.com (free version)

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

- 5 minutes by car from Saint-Astier and its railway station
- 20 minutes from Périgueux
- 10 minutes from Marsac sur l'Isle shopping centre
- Close to motorway

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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