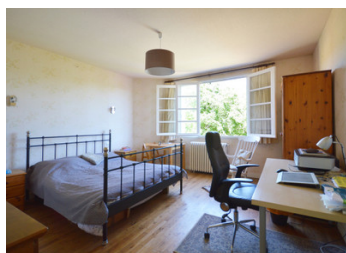


A nice sized 3 bedroom house at the edge of a hamlet overlooking cornfields

EXCLUSIVE



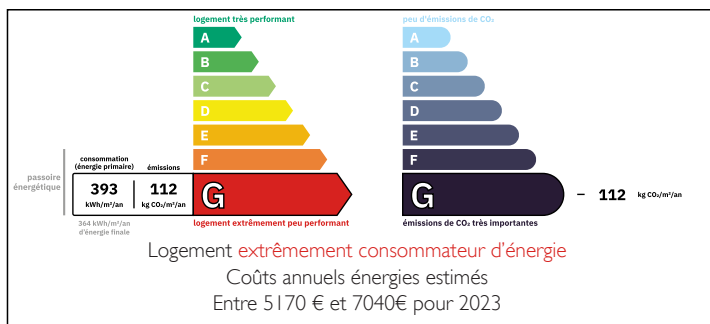
INFORMATION

Town:	Limeyrat
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	114 m2
Plot Size:	710 m2

IN BRIEF

A practical and neat 3 bedroom house in a peaceful setting and although semi detached to a medieval stone property behind, the house is completely orientated the other way towards the open cornfields and landscape. The upstairs is well planned with 3 nice sized bedrooms all with lovely views and two up-to-date bathrooms. The garage could easily be developed into a large kitchen or sitting room giving the property further potential.

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

House

Ground floor

Kitchen 12 m²

Sitting room with wood burner 23 m²

Garage 18 m²

Utility/boiler room 13 m²

First floor

Landing 6 m²

1st bedroom with walk in closet 18 m²

Bathroom with bath washbasin and w/c 5 m²

Corridor 3 m²

2nd bedroom 22 m²

Washroom with shower, washbasin and w/c 6 m²

3rd bedroom 19 m²

Outside

Barn with cistern and water pump 19 m²

Garden room with washbasin 3 m²

Workshop/studio with large windows 14,5 m²

Land 710 m²

Amenities

Baker, primary school and restaurants 2 minutes by car

Nearest supermarket 13 minutes

Nearest SNCF train station (Thenon) 14 minutes

Nearest airport (Brive) 50 minutes

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