

3 bed house with garage and outbuildings on 2000m of garden fully enclosed.

EXCLUSIVE



## INFORMATION

Town:	Saint-Germain-des-Près
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	100 m2
Plot Size:	1990 m2

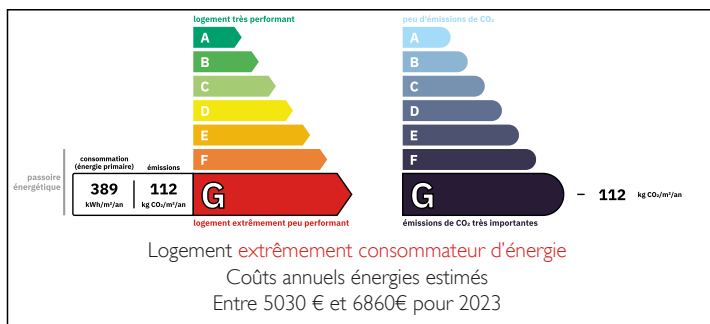
## IN BRIEF

The house is situated in St Germain des Près, close to Excideuil where you will find all local amenities. The house is on 1991m<sup>2</sup> of land fully enclosed with outbuildings.

The house needs some work to be done but is liveable.

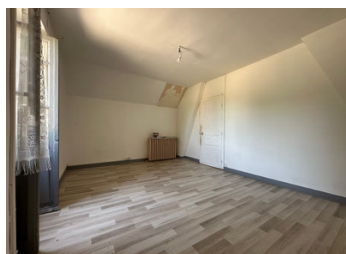


## ENERGY - DPE



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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 a living room with kitchen area to be fully renovated and access onto the terrace with views over the garden, there is a second kitchen with utility room, WC, shower room, bedroom with fireplace

First floor: Landing opening onto 2 bedrooms, one with a terrace and panoramic views.

Basement: workshop area and cellar.

Exterior: 3 outbuildings currently used as storage.

Individual septic tank, oil central heating, single glazed windows.

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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