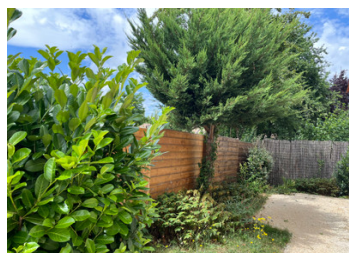


Charming new 77m" single-storey house



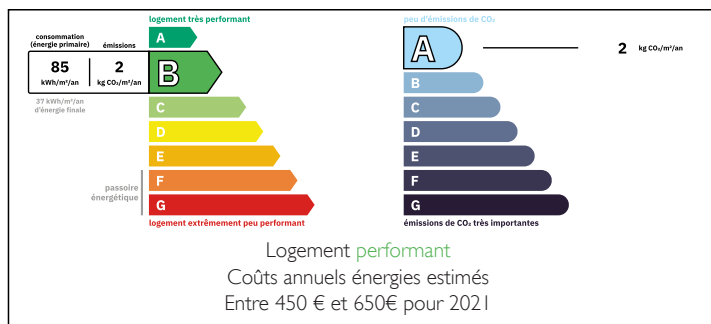
INFORMATION

Town:	Montcaret
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	77 m2
Plot Size:	420 m2

IN BRIEF

Attractive, light-filled 77 m² single-storey house for the over-55s, in a quiet senior citizens' village. The house comprises an entrance hall, 2 bedrooms, 2 shower rooms (shower, sink, WC), a large open-plan kitchen with living/dining room, a utility room, a garage, a terrace and a private garden. Access to the communal area with its garden and soon to the relaxation and Zen area (sauna, jacuzzi, hammam).

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

Single-storey house with 77m² living area and garage on 420m² of land.

The house comprises an entrance hall with cupboard, 2 bedrooms of more than 10 m² each with their own shower room (shower, sink and toilet), a kitchen opening onto the lounge/dining room of more than 35 m², a utility room of around 8 m² giving access to the garage of around 20 m² and the garden, and a terrace

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