

Tastefully renovated village house walking distance to all amenities.



## INFORMATION

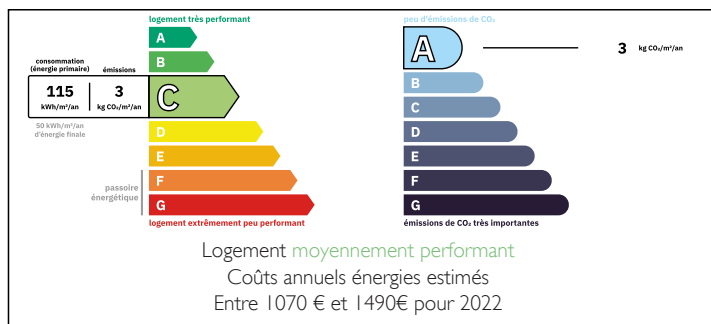
Town:	Mareuil en Périgord
Department:	Dordogne
Bed:	5
Bath:	2
Floor:	120 m2
Plot Size:	363 m2

## IN BRIEF

Lovely village property set in a quiet cul-de-sac, just 5 mins walking distance from the centre of Mareuil en Périgord. The village has many useful cafes, Restaurants, shops, bank, supermarkets and a medical centre. A weekly market selling fresh local produce. Beautiful countryside offering hiking, cycling, canoeing, kayaking, and only 20k from the picturesque town of Brantome. 30 mins drive to Angouleme which has an abundance of shops also TGV to Paris in 2 hours and bordeaux in 30 mins.



## 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

Set in an elevated position , with a double garage and cellar on the ground floor. Boiler/technical room. Totally upgraded heat pump central heating thermo dynamic, full loft insulation bringing the DPE rating to an excellent reading. There are steps leading up to the first floor. Large and bright living/dining with fully fitted kitchen and with access on to the front and back south facing terracing, with raised decking and garden sheds.

The property benefits from 4 bedrooms on the first floor and one shower/wc. Large, bright and airy bedrooms with .double doors giving access on to the terracing

An added advantage to this property is having a separate wing giving access to a shower room, wc and further bedroom which would be ideal for rental purposes.In total 5 bedrooms. two bathrooms/wc.

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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 foncière:** 1200 EUR

**Taxe habitation:** EUR

## NOTES