

Ref: A38500JT24 Price: 141 700 EUR

agency fees included: 9 % TTC to be paid by the buyer (130 000 EUR without fees)

Wooden chalet with 3 bedrooms and panoramic views over the countryside.



INFORMATION

Town: Preyssac-d'Excideuil

Department: Dordogne

Bed: 3

Bath:

Floor: 125 m2

Plot Size: 2921 m2







This charming chalet benefits from a beautiful spot with panoramic views sitting south facing in the heights of the countryside. There are no overlooking neighbours and sits also in a shaded garden of 2921 m², fulled enclosed with electric gates.





You will find local amenities only 5 minute drive away.

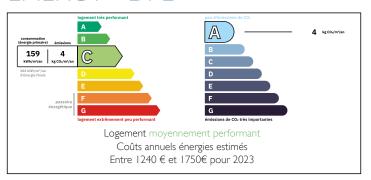
The chalet was built in 2011, fitted with electric heated flooring and a woodburner, double glazing and individual septic tank.





(Please take note that there is work to be done on the walls/wood, quotes of the work to be done can be sent).

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.

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LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

The chalet offers around 125m², composed of an entrance opening onto the lounge/dining room with fitted kitchen, double french doors and beautiful wooden framework.

Utility room, WC, hallway leading to 3 bedrooms and a shower room.

Double garage with electric doors.

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr

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