

Lovely little house with a garage and shaded garden of 1800m<sup>2</sup> situated in a small hamlet.

## EXCLUSIVE



## INFORMATION

Town:	Savignac-les-Églises
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	85 m <sup>2</sup>
Plot Size:	1854 m <sup>2</sup>

## IN BRIEF

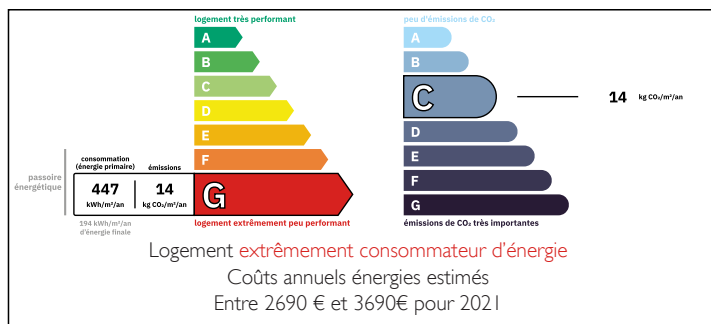
This charming little house is situated in the heights of Savignac Les Eglises, not too far from your local shop, pharmacy, doctors, bakers, etc.

There is work to be done on the property as it has never been renovated.

Electric and wood fuelled heating, individual septic tank.



## 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

The house is composed of an entrance giving onto a dining room/living room with french double doors, veranda which is ideal as a breakfast room looking over the garden, kitchen, utility room, 2 bedrooms with wooden floors, bathroom and WC.

On the garden floor you will find a garage which could be used as more living space.

Exterior: the house is surrounded by a shaded garden, small garage and garden shed.

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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