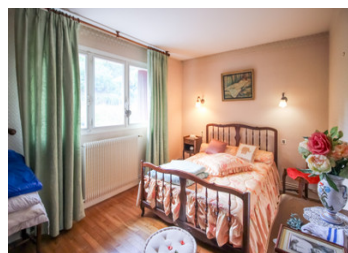


Residential house to refresh



INFORMATION

Town:	Mauzac-et-Grand-Castang
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	90 m2
Plot Size:	1080 m2

IN BRIEF

House from the 70s located in a beautiful village close to all amenities.

The house needs refreshing for greater comfort but is perfectly livable as it is.

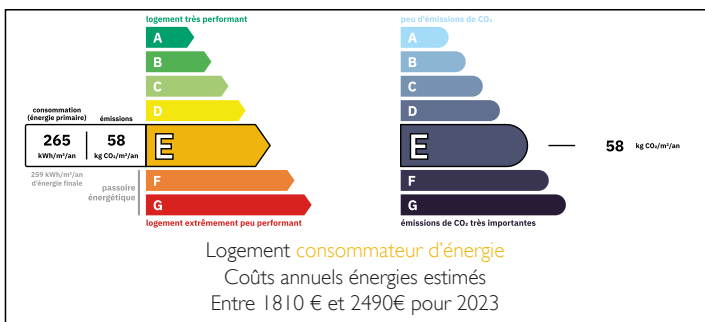
It consists of a fitted kitchen, with a back kitchen, a living room, a shower room (shower, toilet, and sink), night hall with built-in closets and 3 bedrooms.

In the basement, you will find a garage and several cellars, a laundry room, and a boiler room.

On the exterior, you will enjoy a lovely private garden with trees.

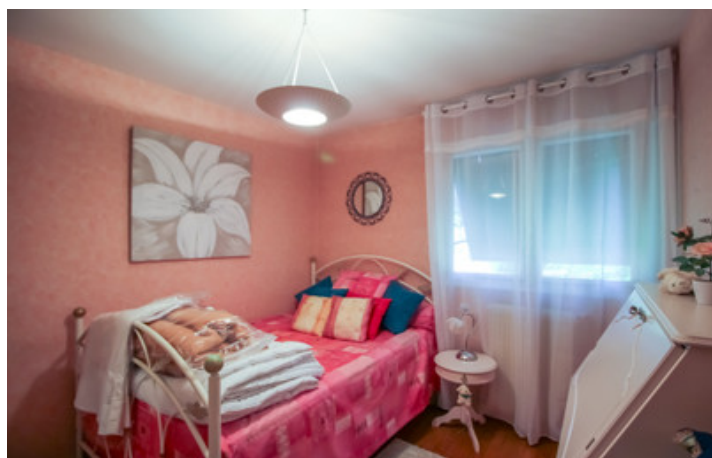
Lalinde and all its shops are only 5 km away, and the bike path will allow you to get there by bike in complete peace.

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

1970s house of approximately 90m².

The house needs refreshing for greater comfort but is fully habitable as it is.

It consists of a fitted kitchen (13m²), a pantry (2.71m²), a living room (16m²), a shower room with shower, toilet, a large hall (7m²) and sink (4m²), and 3 bedrooms (9-9-12m²).

In the basement, you will find a garage (16m²) and cellar (12.5m²), a laundry room, and a boiler room (10m²).

Outside, you can enjoy a beautiful private garden with trees of 1080m².

Central heating with town gas.

Functional but non-compliant septic tank.

The roof is in good condition and insulated (20cm fiberglass).

Single glazing with secondary glazing.

Lalinde and all its shops are only 5 km away, and the cycle path will allow you to get there by bike peacefully.

Bergerac and its airport are located 30 km away.

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