

Atypical chalet entirely renovated - 50 m - Absolute peace - Périgord Vert



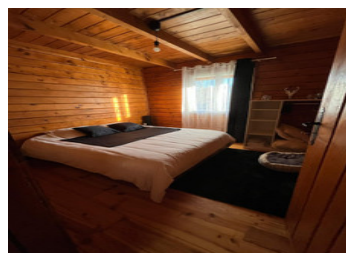
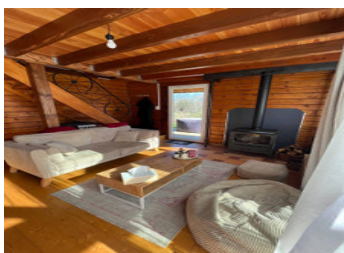
## INFORMATION

Town:	Chalais
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	50 m <sup>2</sup>
Plot Size:	4200 m <sup>2</sup>

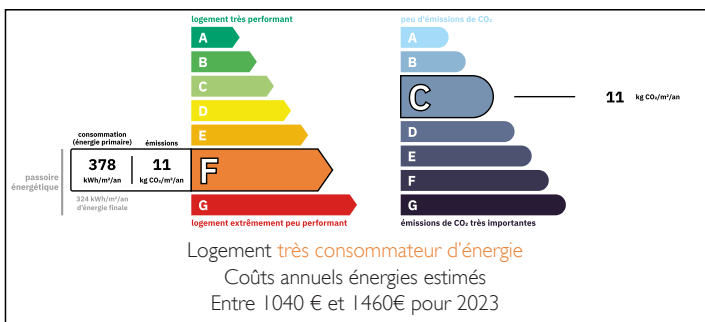
## IN BRIEF

Nestling in the heart of unspoilt natural surroundings, in a cul-de-sac that guarantees total tranquillity, this atypical chalet-style house will appeal to lovers of peace, nature and authenticity.

With around 50 m<sup>2</sup> of living space, this chalet has been completely and tastefully renovated and offers a bright, warm and cosy interior, making it ideal for a main or second home, or a tourist rental project.



## 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.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

Ground floor:

A 20 m<sup>2</sup> living room, bathed in light thanks to its large windows,

A fitted and equipped kitchen with dining area,

A cosy sitting area, with a pleasant wood-burning stove,

A 10 m<sup>2</sup> bedroom,

A shower room and WC,

A practical utility room.

Upstairs:

Two large attic bedrooms, each measuring 18 m<sup>2</sup>,

A second toilet on the landing.

The exterior is just as attractive, with :

A terrace, part of which is sheltered, ideal for al fresco dining,

A 20 m<sup>2</sup> attached garage, offering potential for extension,

A pretty wooded parkland, enhanced by a small stream, a real haven of peace.

□ Additional information:

Recent joinery (double glazing),

Main heating with wood-burning stove,

Individual drainage partially up to standard,

Well-suited to a project as a main or second home, or as a charming rental investment.

You're sure to fall in love with this atypical property with its cocooning atmosphere, in a privileged natural setting. A visit is a must!

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