

## Fabulous village property with large garden



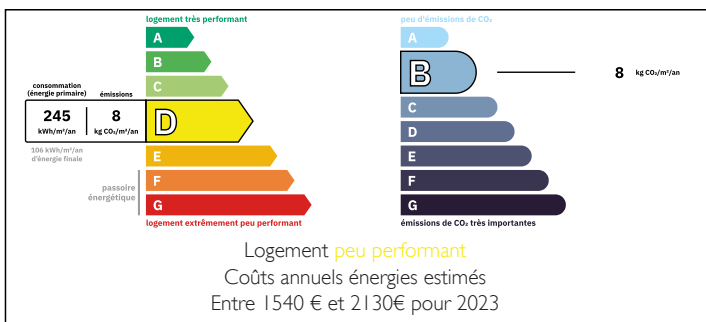
## INFORMATION

Town:	Mialet
Department:	Dordogne
Bed:	4
Bath:	1
Floor:	84 m2
Plot Size:	1174 m2

## IN BRIEF

Situated in a small village in the North Dordogne and surrounded by the stunning countryside of the Périgord National Park, this comfortable home has been upgraded for energy efficiency and only requires modernisation. The property also features a large garden complete with a well.

## 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 ground floor of the house features a garage, a wine cellar, two bedrooms, a toilet, and a boiler room.

Upstairs, accessed via the balcony, you'll find an entrance hall, a kitchen (9.6m<sup>2</sup>), a spacious lounge (20.8m<sup>2</sup>), and a second, smaller living area (10m<sup>2</sup>) that could serve as a dining room or an additional bedroom. This level also includes two double bedrooms (11.7m<sup>2</sup> and 11.4m<sup>2</sup>) and a bathroom (3.4m<sup>2</sup>).

There is also an attic that could be converted, subject to the necessary planning permissions.

The property benefits from recent upgrades, including a new roof, new double-glazed windows, and an air-to-water heat pump supplying the radiators. There is also fibre internet and mains drains.

Outside, the property offers a large garden with a well for watering the vegetable patch, two storage outbuildings (10.4m<sup>2</sup> and 11m<sup>2</sup>), and a small garage (21.6m<sup>2</sup>) that was formerly a blacksmith's forge.

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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: 823 EUR**

**Taxe habitation: EUR**

## NOTES