

## Marsac sur l'Isle: Townhouse close to all amenities



## INFORMATION

Town:	Marsac-sur-l'Isle
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	75 m <sup>2</sup>
Plot Size:	105 m <sup>2</sup>

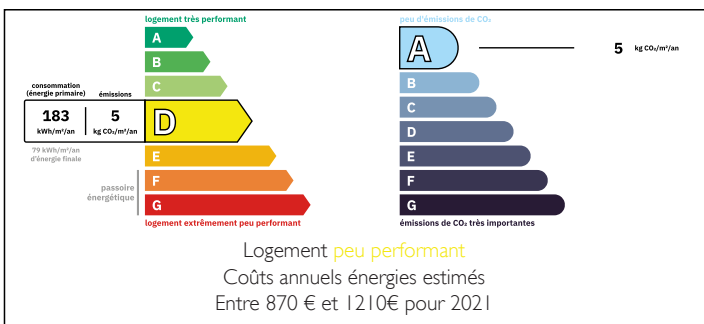
## IN BRIEF

- Marsac sur l'Isle: Townhouse on 3 levels comprising:
- Ground floor: 1 entrance hall, 1 fitted kitchen, 1 shower room with WC, 1 living/dining room and 1 terrace.
  - First floor: 2 bedrooms
  - Garden level: 1 cellar and 1 small courtyard

The advantages of this house:

- House renovated in 2020, no work required
- Mains drainage
- Double-glazed windows
- Property tax €275
- Terrace and small courtyard
- Close to the Auchan shopping area
- Good insulation
- Fitted kitchen
- Beautiful living room with windows on both sides

## 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

Marsac sur l'Isle: Attractive townhouse

- 5 minutes from the Auchan shopping centre
- 12 minutes from Périgueux town hall
- 14 minutes from Périgueux train station
- 3 minutes from Marsac sur L'Isle train station
- 10 minutes from the A89 motorway entrance (Bordeaux - Brive)

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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: 275 EUR

Taxe habitation: EUR

## NOTES