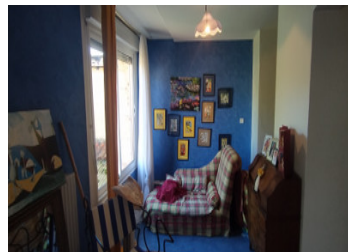
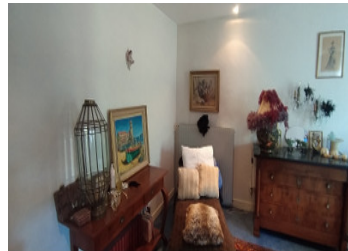


Town house of 7 rooms with kitchen, 4 bedrooms, 2 bathrooms and shower; toilet, garage, attic, garden.



## INFORMATION

Town:	Mussidan
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	197 m2
Plot Size:	64 m2

## IN BRIEF

Town house with garden and garage in the city center with all shops nearby.

This house offers a large space to accommodate a family or a professional activity.

Entrance through a corridor leading to 3 living rooms of 50m2 in a row allowing for a double living room and dining room. Equipped kitchen of 8 m2 overlooking a charming quiet garden with laundry room and space for washing machines.

Hallway giving access to a storeroom and the garage and to a shower room with sink and bidet. Independent toilet.

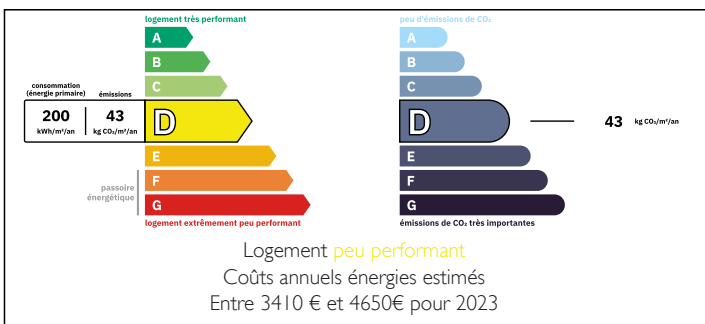
Access to the floor by a nice staircase leading to a landing with a beautiful bedroom with wardrobe and private bathroom with toilet.( 27m2)

On the other side of the landing, access to 3 bedrooms, one of which is 42 m2.

Possibility of creating an additional room or bathroom.

On the second...

## 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

Town house with garden and garage in the city center with all shops nearby.

This house offers a large space to accommodate a family or a professional activity.

Entrance through a corridor leading to 3 living rooms of 50m<sup>2</sup> in a row allowing for a double living room and dining room. Equipped kitchen of 8m<sup>2</sup> overlooking a charming quiet garden with laundry room and space for washing machines.

Hallway giving access to a storeroom and the garage and to a shower room with sink and bidet. Independent toilet.

Access to the floor by a nice staircase leading to a landing with a beautiful bedroom with wardrobe and private bathroom with toilet.(27m<sup>2</sup>)

On the other side of the landing, access to 3 bedrooms, one of which is 42 m<sup>2</sup>.

Possibility of creating an additional room or bathroom.

On the second floor, a large attic of 92m<sup>2</sup> in two rooms would create two additional bedrooms or game room or home cinema.

Double glazing. City gas heating. main drain certified. Commercial area 10 minutes away, SNCF station, A89.

1 hour from Bordeaux and 30 minutes from Bergerac and its international airport.

Health center with doctors, nurses, pharmacies, schools and colleges.

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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: 795 EUR**

**Taxe habitation: EUR**

## NOTES