

3 bed house with basement and garden in a calm spot close to amenities.

EXCLUSIVE



## INFORMATION

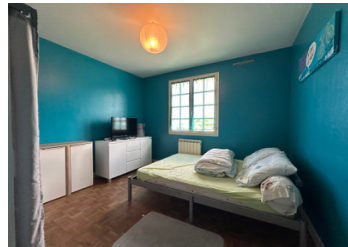
Town:	Savignac-Lédrier
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	88 m2
Plot Size:	1000 m2

## IN BRIEF

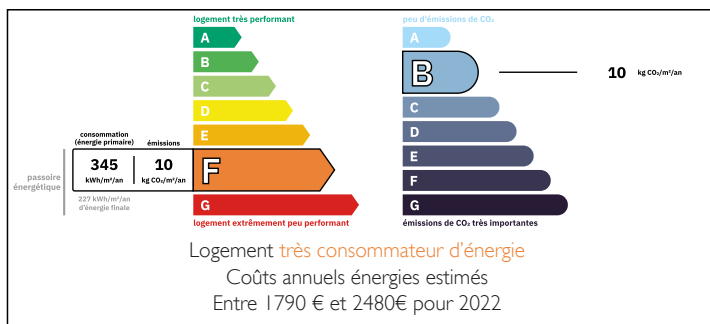
House situated in a calm spot, close to Payzac and its amenities, sitting on 1000m<sup>2</sup> of garden, fully enclosed.

The house is connected to mains drainage, roof in good condition, electric or wood fuelled central heating.

House liveable straight away.



## 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 house offers around 88m<sup>2</sup>, composed of an entrance opening onto a lounge/dining room with woodburner, fully fitted kitchen, hallway leading to a bathroom, separate WC and 3 bedrooms.

Garage/workshop of around 88m<sup>2</sup> with storage and WC.

Fully enclosed courtyard and garden of 1000m<sup>2</sup>.

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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 habitation: EUR

## NOTES