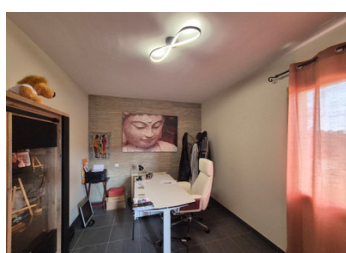
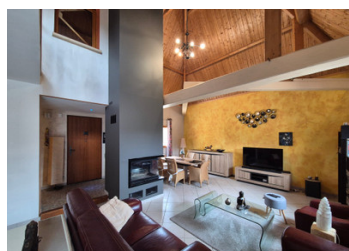


Beautiful property located in a sought-after triangle



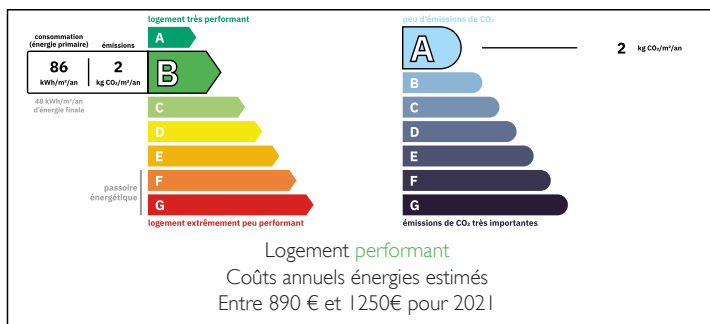
## INFORMATION

Town:	Mussidan
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	145 m2
Plot Size:	29000 m2

## IN BRIEF

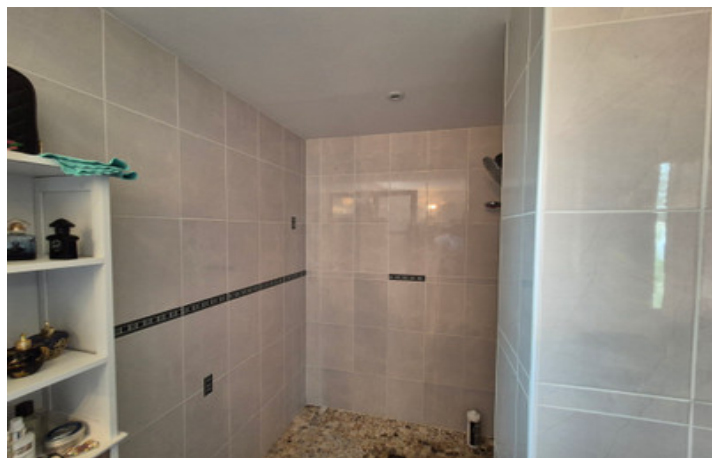
This recently built property offers excellent features in keeping with Périgord architectural standards. Located in a sought-after area. Don't hesitate to arrange a viewing!

## 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

145 m<sup>2</sup> house

1 large living room with magnificent high ceilings and a high-end wood-burning fireplace insert.

1 beautiful fully equipped kitchen

3 bedrooms, including a master suite with walk-in shower

1 bathroom with balneotherapy.

2 garages with electric doors

Solar panels offering excellent energy efficiency

Air/water heat pump

Thermodynamic water heater

Aluminium shutters

Wood/aluminium double glazing

Fibre optic

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

## NOTES