

Charming stone house with a nice garden, in a pretty village close to a nice bastide of Périgord Pourpre



INFORMATION

Town:	Lalinde
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	107 m2
Plot Size:	414 m2

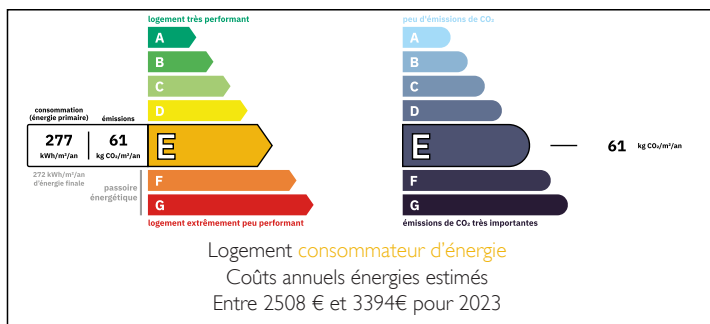
IN BRIEF

Stone house, located close to a beautiful bastide town of Périgord Pourpre with all necessary shops and amenities, as well as a railway station. Close to a château and not far from the river Dordogne.

The property consists of two levels, with a total habitable surface of approximately 107 m², 5 rooms/ of which 2 bedrooms, 1 office room, salon, living room/, bathroom, kitchen and 2 WC. The house disposes of a large terrace, garage, small yard and a nice mature garden with some trees.

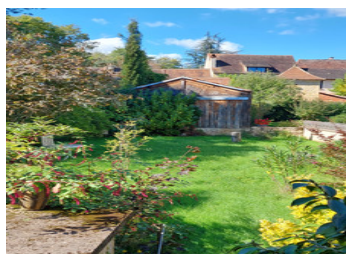


ENERGY - DPE



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

Stone house, located close to a beautiful bastide town of Périgord Pourpre with all necessary shops and amenities, as well as a railway station and a weekly market.

The property is at the old center/bourg of a pretty village, close to a château and not far from the river Dordogne. The area is calm, but not isolated. Different sport and leisure activities are available nearby.

The house consists of two levels, with a total habitable surface of approximately 107 m², 5 rooms/ of which 2 bedrooms, 1 office room, salon, living room/, bathroom, kitchen and 2 WC.

There is a large terrasse with a nice view in front of the house and a garage. On the back - small yard and mature, easy to maintain garden with some trees.

The property is connected to the mains. There is a central gas heating.

The attic could be transformed into a large room, or studio. Some refurbishment works are necessary, in order to make this high-potential building a nice family, or holiday house.

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

LOCAL TAXES

Taxe foncière: 576 EUR

Taxe habitation: EUR

NOTES