

Stone house situated in a peaceful and isolated setting with 3 bedrooms, cellar, garage and large garden.



INFORMATION

Town:	Allemands
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	165 m2
Plot Size:	3020 m2

IN BRIEF

This semi-detached property is nestled in a tranquil countryside location surrounded by nature, providing a lovely retreat from the bustle of everyday life and for anyone seeking privacy, character, and the beauty of rural living.

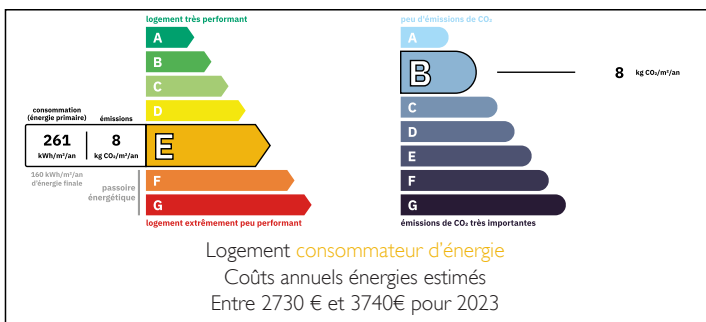
This nice stone-built home offers 3 spacious bedrooms – ideal for family living or guest accommodation.

The property has a large garden with a well and is perfect for outdoor relaxation, gardening, or entertaining. There is also a large cellar that offers excellent storage and space to have a potential wine cellar ! The garage is great for parking ones car and again good for additional storage space.

There is an air-to-water heat pump (installed in 2021) that heats the radiators throughout the house and a wood burning stove provides additional heat in the living room.

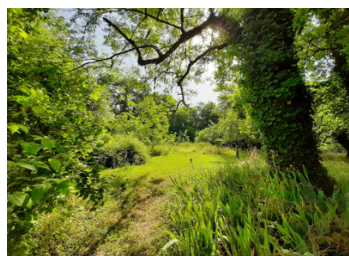


ENERGY - DPE



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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 property in detail -:

Entrance hall - 4.75 m²

Living and dining room - 48.65 m² (with wood burning stove)

Kitchen - 15.05 m²

Utility room - 3.90 m²

Corridor (8.40 m²

Bedroom - 20.15 m²

Bedroom - 18.15 m²

Bedroom - 12.75 m²

Corridor - 13 m²

Bathroom - 10.90 m²

WC - 1.50 m².

Terrace - 18.70 m²

Cellar divided in 6 room of - 40 m², 35 m², 24.40 m², 24.15 m², 22.80 m², 9.60 m².

Garage - 37.75 m²

Old animal pens - 6.50 m²

Land - 3020 m²

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

LOCAL TAXES

Taxe foncière: 1253 EUR

NOTES