

Beautiful stone house ready to move into with 4 bedrooms and 2 shower rooms. Garage, cellar, garden with well.



INFORMATION

Town:	Saint-Paul-Lizonne
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	216 m2
Plot Size:	1198 m2



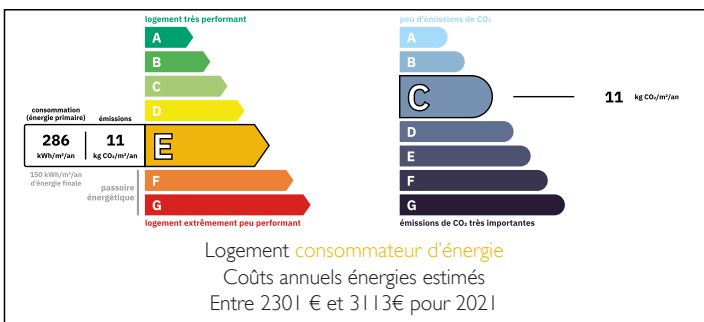
IN BRIEF

Beautiful and very well maintained stone house ready to move into, offering 4 bedrooms, 2 shower rooms, a very comfortable living room with its open fireplace that opens up into the fully fitted kitchen with granite countertops and doors leading out to the garden. The heating is assured with electric wall heaters plus the open fireplace in the living room. The bedrooms also have open fireplaces that can be used if desired.

This charming property combines character and comfort and benefits from a garage a cellar and two attic spaces, providing ample storage space. Outside, the garden with a well offers a pleasant and practical outdoor area.

Ideal as a family home or second residence, the house is in good condition and requires no immediate work. The property can be divided into two independent houses, each with two bedrooms, allowing...

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 property in greater detail :-

Downstairs.

Kitchen & dining room - 27.10 m²
Living room with open fireplace - 27.30 m²
Hallway with cupboard - 4.10 m²
Shower room with wc - 6.40 m²
Garage - 38.60 m²
Cellar - 31.15 m².

Upstairs.

Landing used as office area - 14.15 m²
Bedroom 1 - 23.10 m²
Bedroom 2 - 29.40 m² (with stairs leading up to an attic space)
Bedroom - 17.45 m²
Room - 13.95 m² (with stairs leading upto the second attic space)
Corridor - 1.80 m²
Shower room & wc - 4.85 m²
Bedroom - 35.40 m² (this room has a kitchen sink installed and can be used as a small studio space)
Hallway - 10.35 m² (with door leading to the exterior).

Garden & well.

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

LOCAL TAXES

Taxe foncière: 1124 EUR

Taxe habitation: EUR

NOTES