

Lovely 5-bedroomed stone detached house in north Dordogne village

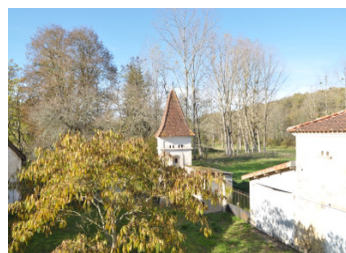


INFORMATION

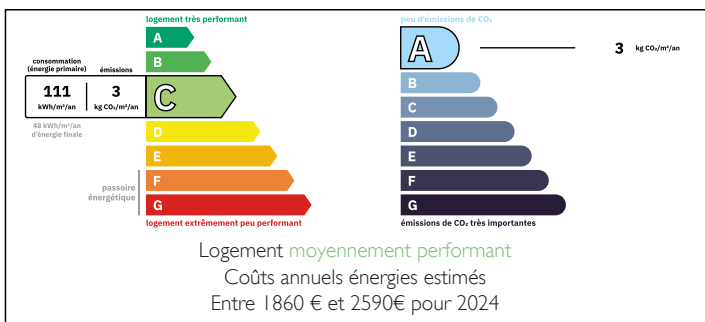
Town:	Mareuil en Périgord
Department:	Dordogne
Bed:	5
Bath:	2
Floor:	180 m2
Plot Size:	3871 m2

IN BRIEF

Spacious Maison-de-Maître on central village square opposite the village church, with park and garden and lovely views over the surrounding countryside. 12km from Nontron, Brantôme and Mareuil-en-Périgord, with supermarkets and all facilities. For those looking for peace and quiet, this is for you.

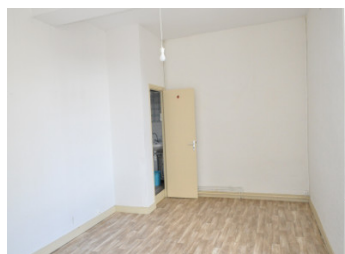


ENERGY - DPE



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

On the ground floor: Very large kitchen with open fireplace and parquet floors (41.56 m²); dining room with parquet floors (26m²); back kitchen with door leading out to courtyard (11m²); back bedroom with very large wall cupboard (15m²); shower room (4.63m²); toilet; room with parquet floors (9m²).

On the first floor: wide oak staircase, leading up to four bedrooms. (39.30m²; 20.77m²; 18.36m²; 14.24m²). Two of the bedrooms have wall cupboards and one has a wash-hand basin; walk-in wardrobe (3m²); shower room and W.C.

Outbuildings: Boiler room: 40m². Separate laundry room with toilet: 17m². Huge Périgourdin barn: 60m². Garden. Park. The house and buildings are placed around a central courtyard with an Albessia tree in the centre.

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

LOCAL TAXES

Taxe foncière: 1178 EUR

NOTES