

## Two bedroomed house close to a lesiure lake



## INFORMATION

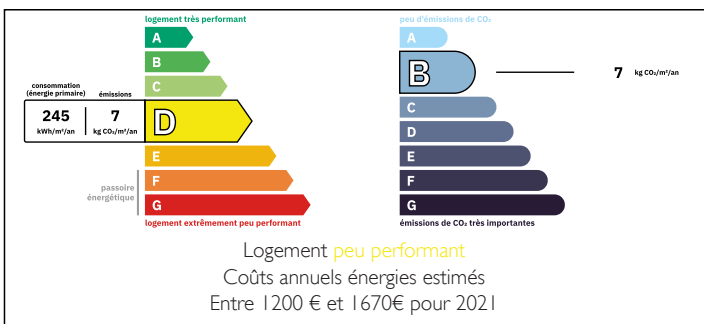
Town:	Carsac-de-Gurson
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	94 m <sup>2</sup>
Plot Size:	2558 m <sup>2</sup>



## IN BRIEF

This house offers approximately 100 m<sup>2</sup> of living space in a quiet and pleasant environment.

## 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 layout includes four rooms, with two comfortable bedrooms, a shower room and a separate WC. The kitchen is equipped and designed for ease of use. Heating is provided by a combination of electric and wood systems, complemented by a fireplace insert that adds warmth and character to the living space.

Outside, a 16.80 m<sup>2</sup> terrace creates an inviting area to relax and enjoy the surroundings. Double-glazed PVC windows and wooden shutters contribute to good insulation and a calm interior environment.

The location offers both tranquility and convenience, with shops less than 10 km away, schools just 4 minutes from the property and a train station reachable in around 8 minutes.

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

## LOCAL TAXES

**Taxe habitation: EUR**

## NOTES