

Traditional 4 bed house close to the town of Excideuil with 1942m² of land.

EXCLUSIVE



INFORMATION

Town:	Excideuil
Department:	Dordogne
Bed:	4
Bath:	1
Floor:	115 m ²
Plot Size:	1942 m ²

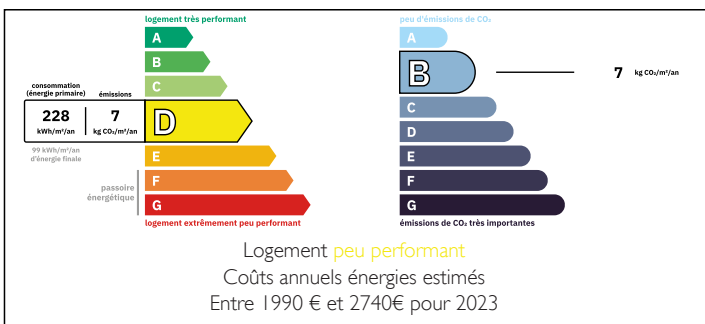
IN BRIEF

The house is situated only a short walk away from the town of Excideuil where you will find all amenities, surrounded by a large garden of 1942m² of land with a garden shed.

The electricity has been redone aswell as the double glazing, fosse septic recently redone also and the roof is in good condition.

House liveable straight away with minor refreshment to be done.

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 house is composed of an entrance leading into a large living area with fitted kitchen, storage and utility room.

First floor:

Hallway leading onto 4 bedrooms with a spare room which could also be used as an extra bedroom.

Bathroom and separate WC.

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