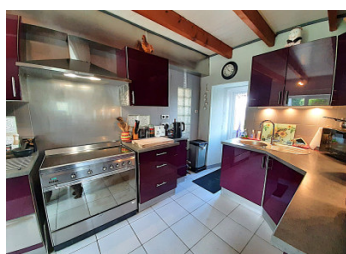


Charming property with 3 to 4 bedrooms on the outskirts of Gout Rossignol and close to villages with amenities

EXCLUSIVE



INFORMATION

Town:	Gout-Rossignol
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	149 m ²
Plot Size:	770 m ²

IN BRIEF

The property in detail :

Downstairs.

Living room - 24.40 m²

Kitchen - 12.75 m²

Dining room or bedroom - 21.20 m²

Hallway - 7 m²

Bathroom - 3.45 m²

WC - 3.30 m².

Upstairs.

Hallway 13.60 m²

Bedroom 1 - 24.05 m²

Bedroom 2 - 11.80 m²

Bedroom 3 - 9.80 m²

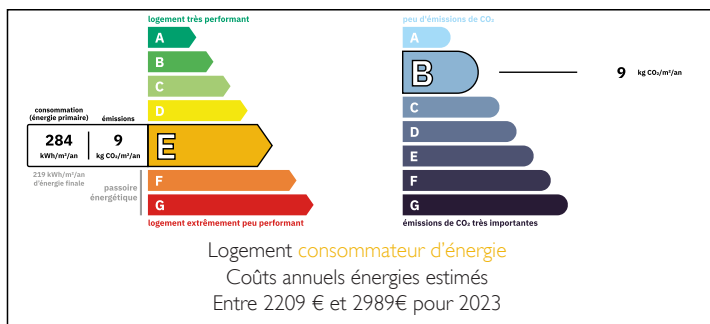
Hallway - 6 m²

Office - 4.85 m²

Shower room - 4.50 m²

WC - 2.35 m².

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.



LOCAL TAXES

Taxe foncière: 1350 EUR

NOTES

DESCRIPTION

Lovely peaceful setting for this charming cottage style property that is situated on the outskirts of the village. One enters into the living room that leads to the kitchen on one side and a room that is currently used as a dining room but can be used as a downstairs bedroom if wanted. Past the kitchen area there is a hallway that houses the washing machine and dryer, from the hall is a separate wc and a bathroom. Going upstairs there is a hallway that leads to the 3 bedrooms, an office, a shower room and a separate wc.

Outside there is a small barn and also a garage. There is a front and a back garden.

Nearest villages with amenities are Mareuil en Périgord at 5km, Verteillac at 9.9km and Villebois Lavalette at 16.5 km. The larger market town of Ribérac is 21.6km; The nearest TGV train station is in Angoulême which is 45km and the beautiful city of Périgueux is 41.9km from the property.

Nearest airports are Bergerac 78km, Limoges 92km and Bordeaux 156km.

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