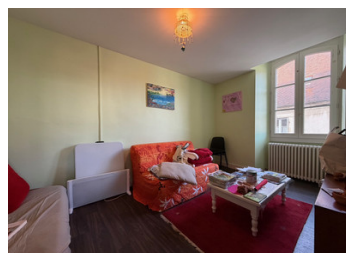
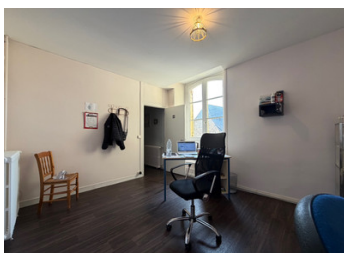


Property situated at the foot of the chateau, flat with 4 bedrooms.



## INFORMATION

Town:	Excideuil
Department:	Dordogne
Bed:	4
Bath:	1
Floor:	102 m2
Outside Space:	193 m2

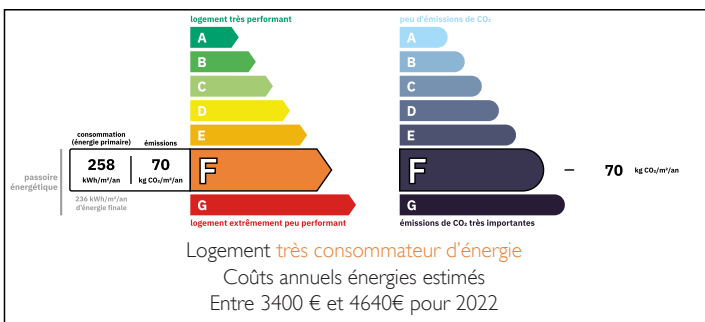


## IN BRIEF

Independant flat with no co-property charges, situated in the heart of Excideuil where you will find the beautiful chateau, local weekly market, and all amenities with easy access by foot.

The flat has a private courtyard and is liveable straight away, no work to be done, mains drainage, double glazing and insulation recently 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 flat offers around 103m<sup>2</sup>, composed of an entrance leading onto the living room with fitted kitchen, 3 bedrooms, bathroom and WC. There is also a spare room which is currently used for storage but could be used as a fourth bedroom.

Garden floor: laundry room, boiler room, access to the exterior where you will find a courtyard with small shelter ideal for a barbecue area.

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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