

## Charming renovated village house with garden and character, in the heart of the Périgord Noir



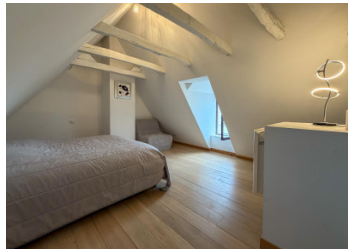
## INFORMATION

Town:	La Bachellerie
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	66 m <sup>2</sup>
Plot Size:	169 m <sup>2</sup>



## IN BRIEF

In the heart of the Périgord Noir, in the charming village of La Bachellerie, discover this lovely and ideally located village house, just a short walk from local amenities (shops, healthcare, and services).



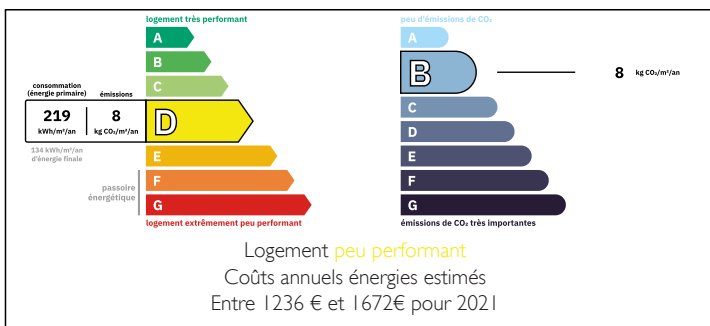
From the entrance, a 13 m<sup>2</sup> kitchen with a fireplace offers attractive features: fully equipped, granite worktop and breakfast bar, and cement tiles.



A few steps lead to a bright 16.5 m<sup>2</sup> living room with a wood-burning stove. Below, a 17 m<sup>2</sup> bedroom with exposed stone walls adds character and charm.

From the living area, you access a spacious bathroom with bathtub, large shower, double sink, and WC.

## ENERGY - DPE



A second bedroom completes the property.

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.

Bergerac...



## DESCRIPTION

Technical features:

Residential house offering 66 m<sup>2</sup> of living space over three levels.

On the ground floor, a 12.25 m<sup>2</sup> kitchen (ceiling height: 2.20 m) with a functional bread oven, and a 16.75 m<sup>2</sup> living/dining room (ceiling height: 2.25 m).

On the first floor, a 10.5 m<sup>2</sup> bathroom with WC (double sink unit, shower, and bathtub) and a 9 m<sup>2</sup> attic bedroom with no overlooking neighbours and open views over the village.

On the garden level, a 18.5 m<sup>2</sup> bedroom (ceiling height: 2.10 m).

Exterior: flat 104 m<sup>2</sup> garden.

Features: double-glazed windows, electric heating (including a connected system in one bedroom) complemented by a wood-burning stove, 200 L hot water tank. Connected to mains drainage (sewer system). Smart electricity meter (Linky).

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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