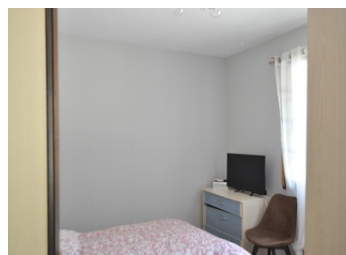


## A charming 4-bedroom Périgord-style house in picturesque setting



## INFORMATION

Town:	Tocane-Saint-Apre
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	128 m2
Plot Size:	7106 m2

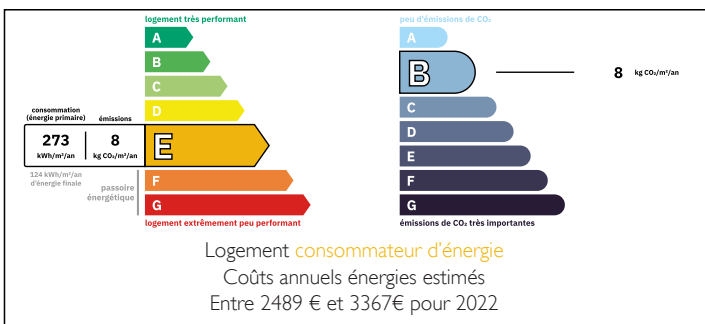


## IN BRIEF

Attractive 'Périgourdine' house, centrally placed but tucked away giving privacy.

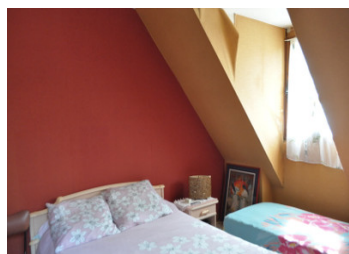
Tocane Saint Apre is a market town with shops and a weekly market. 14 kilometre from Ribérac and 17km from St Astier, both bustling market towns; Extensive garden around the house gives privacy.

## 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

On the ground floor: Entrance hall. Large south-facing lounge ( 42.16m<sup>2</sup>)with fireplace and double doors leading out to a terrace. Fully equipped kitchen (10m<sup>2</sup>) with door leading out to terrace. Downstairs bedroom ( 10 m<sup>2</sup>), shower room ( 5.29m<sup>2</sup>) and toilet.

Upstairs: Three bedrooms ( 13.40 m<sup>2</sup>; 13 m<sup>2</sup>; 12.79 m<sup>2</sup>). Shower room ( 4 m<sup>2</sup>) and toilet.

Downstairs there is secondary glazing on all windows and roof insulation. Mains drainage. Outbuildings: large hangar ( 200 m<sup>2</sup>) with living quarters ( 147m<sup>2</sup> ) Wood shed. Spacious garden.

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

## NOTES