

For sale in La Chapelle Gonaguet – House with outbuilding in a quiet location



## INFORMATION

Town:	La Chapelle-Gonaguet
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	135 m <sup>2</sup>
Plot Size:	530 m <sup>2</sup>

## IN BRIEF

For sale in La Chapelle Gonaguet – House with outbuilding in a quiet location

The property comprises:

1 main house on 2 levels with:

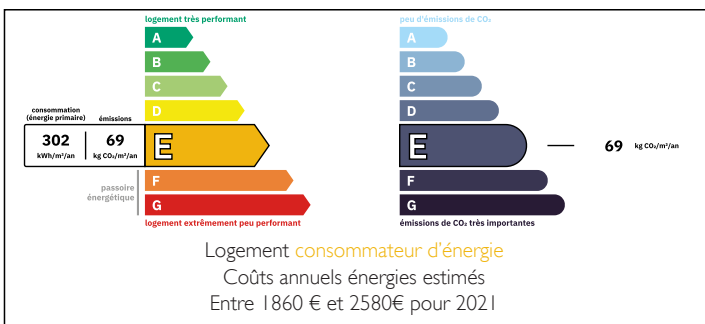
- Ground floor: 1 fitted kitchen opening onto a living/dining room, 1 pantry/cellar and 1 toilet.
- Upstairs: 2 bedrooms, 1 dressing room, 1 shower room and 1 WC.

1 single-storey outbuilding comprising: 1 bedroom with shower room and WC, 1 study, 1 utility room/boiler room and 1 covered garage.

The highlights of this house

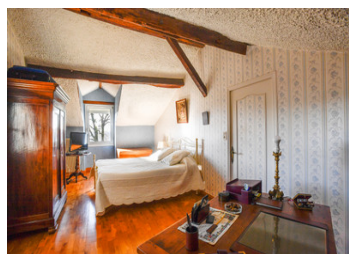
- superb semi-covered terrace between the main house and the annexe
- single-storey annexe that could be converted into a second home.
- double-glazed window frames
- open garage
- south-facing property with the potential to install

## 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

For sale in La Chapelle Gonaguet – A house with an outbuilding in a quiet location, situated:

- 20 minutes from Périgueux
- 20 minutes from Ribérac
- 15 minutes from St Astier station
- 9 minutes from the Auchan shopping centre

-----  
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