

Charming house with vaulted cellar fully renovated with garden situated in a calm spot.



INFORMATION

Town:	Saint-Sulpice-d'Excideuil
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	140 m2
Plot Size:	395 m2

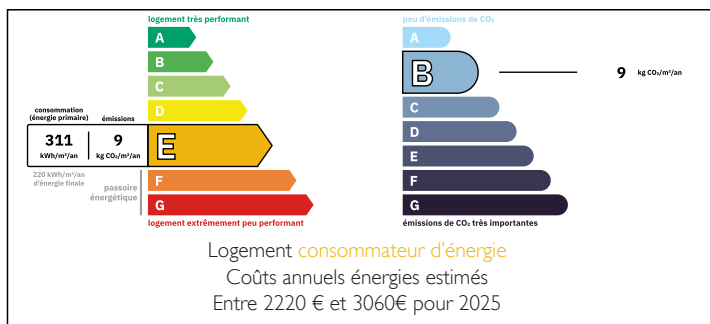
IN BRIEF

Stone built house liveable straight away situated in the heart of a small village close to Thiviers where you will find all amenities, beautiful views over the valley.

Connected to mains drainage, wood central heating.



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 house offers around 140m², composed of an entrance opening into a large living room where you will find a woodburner, exposed wooden beams and stone walls, fitted kitchen, and a downstairs toilet. Access to the terrace and garden.

First floor:

Two bedrooms, one to be finished, shower room with WC.

Third bedroom with walk in wardrobe.

Beautiful vaulted cellar, attached garden with water well and entrance for a vehicle.

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

LOCAL TAXES

Taxe foncière: 451 EUR

NOTES