LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47107FD24 Price: 275 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (259 434 EUR without fees)

Charming single-storey house with 3 bedrooms, 116 m , garage, and 3,440 m garden LES EYZIES area

INFORMATION

Town:	Tursac
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	116 m2
Plot Size:	3441 m2

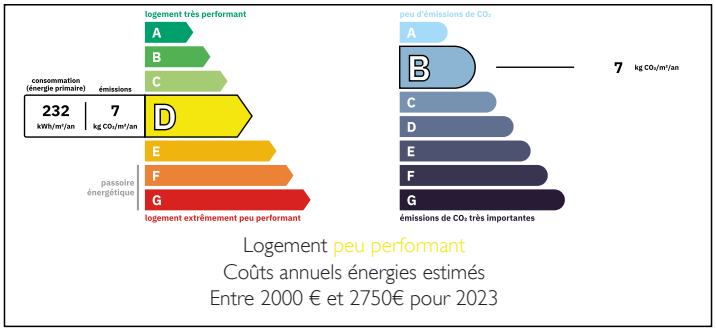
IN BRIEF

A Private Retreat in the Périgord Noir

Set in a peaceful and private location, just minutes from Les Eyzies, this charming single-storey home offers approximately 116m² of living space. Tucked away at the end of a quiet lane, it enjoys exceptional privacy and a wonderful sense of space.

The bright interior features a spacious living room with a traditional fireplace and an open-plan kitchen, opening onto several terraces with different orientations to enjoy the sunshine throughout the day. There are three bedrooms and a spacious bathroom.The property sits on approximately 3,440 m² of private grounds, offering plenty of room to relax and enjoy nature. Additional features include a 33 m² garage with storage above, a carport and a covered area ideal for creating a summer kitchen or outdoor entertaining space.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2000 € et 2750€ pour 2023

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.

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LOCAL TAXES

Taxe foncière:	**928 EUR**

NOTES

DESCRIPTION

Layout- configuration :
- Single-storey property
- Living area: 116 m²
- Spacious living/dining room with fireplace
- Open-plan kitchen adjoining the living area
- 3 spacious bedrooms 16, 14 and 10m²
- Large hallway 12m² and entrance 6m²
- Bathroom with bath and shower 8,5m²
- WC: 1.8 m²
- Large terrace surrounding the house

Heating :
- Electric heating
- Wood-burning heating / fireplace

Équipements / Atouts :
- Setting: Non-isolated rural location
- Single-level living
- Internet / ADSL
- Linky smart electricity meter
- Outbuildings
- Potential for a holiday rental (gîte)
- Fireplace
- Large terrace
- Garage: 33 m²
- Carport
- Septic tank

Amenities & Distances by Car :
- Schools: 5 minutes
- Shops: 5 minutes
- Train station: 15 minutes
- Motorway: 20 minutes
- Hospital: 25 minutes
- Airport: approximately 40 minutes

Risk information: Information regarding the risks to which this property is exposed is available on the French government's Géorisques website: www.georisques.gouv.fr

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Information about risks to which this property is