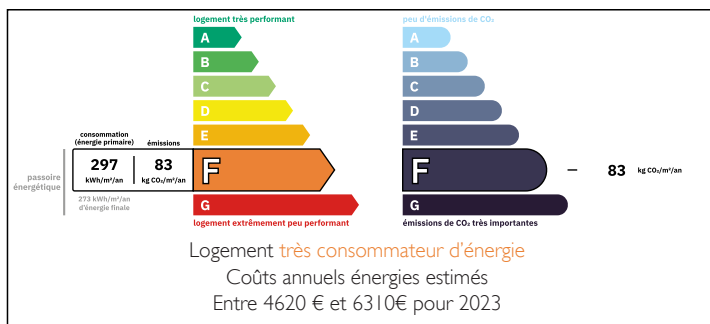


House 6 rooms: kitchen, dining room, living room, 2 toilets. 3 bedrooms, bathroom. annex garden cellar



ENERGY - DPE



INFORMATION

Town:	Mussidan
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	128 m2
Plot Size:	1025 m2

IN BRIEF

Come discover this charming house maintained 128m2 not far from the city center with all shops, schools, medical center, station and access to the A89.

It consists of an entrance overlooking a kitchen, then a dining room, a bedroom, a toilet and a small living room.

Access to the floor by a wooden staircase leading to a landing serving 2 bedrooms each with a dressing room. a bathroom, an independent toilet. and a room for storage or office.

A beautiful 35m2 cellar allows for storage. A Viessman oil boiler heats the house.

In the adjoining pretty garden of 1025m2 is an outbuilding with its summer kitchen, a garage, a complementary room for storage and a toilet. Gate at the bottom of the garden allowing for a second access to the property.

30 minutes from Bergerac and its airport and 1 hour from Bordeaux....

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

Let's discover this charming residence measuring 128m², nestled conveniently in the city center. It's easily accessible with all the necessary conveniences, such as shops, schools, a medical center, a train station, and highway A89.

It consists of an entrance overlooking a kitchen, then a dining room, a bedroom, a toilet and a small living room.

Access to the floor by a wooden staircase leading to a landing serving 2 bedrooms each with a dressing room, a bathroom, an independent toilet, and a room for storage or office.

A beautiful 35m² cellar allows for storage. A Viessman oil boiler heats the house.

In the adjoining pretty garden of 1025m² is an outbuilding with its summer kitchen, a garage, a complementary room for storage and a toilet.

Ideal for creating a cottage.

Gate at the bottom of the garden allowing for a second access to the property.

30 minutes from Bergerac and its airport, 45 minutes from Périgueux and 1 hour from Bordeaux.

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

LOCAL TAXES

Taxe foncière: 1109 EUR

NOTES