

Delightful 3-bedroomed stone semi-detached 18th Century house in quiet Dordogne village

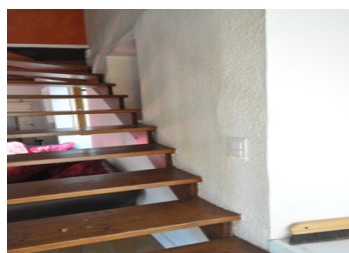


INFORMATION

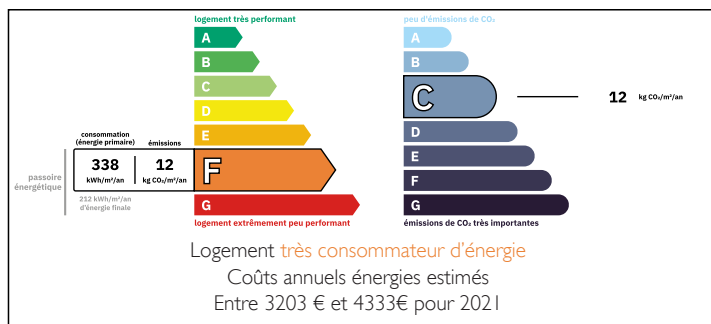
Town:	Mareuil en Périgord
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	114 m ²
Plot Size:	296 m ²

IN BRIEF

This pleasant stone house is to be found in a village only 5km from Mareuil-en-Périgord in the Green Périgord. You can move in with a suitcase as there's no major work to do. Along with the house, there's an independent one-bedroomed studio, which could be rented out, a good-sized barn and small garden.

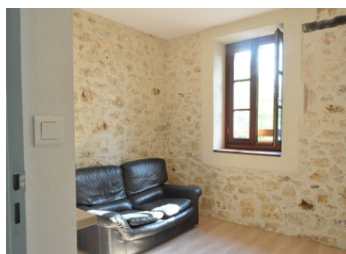


ENERGY - DPE



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: living and dining room (40 m²) with American kitchen and breakfast bar (6.62m²) There is a large wood-fired oven which also is the main form of heating. The floors are in parquet and floor tiles in the kitchen area. and there are exposed beams in the ceiling. The dining area faces west. At the back of the house is a closed courtyard, which is great for your evening aperitifs or barbecues. Office (7.9m²) with shower room and toilet. Upstairs, three bedrooms (11.9 m², 9.02m² and 8.47 m² all with floating parquet and plenty of cupboard space;. Attractive bath and shower room with toilet and heated towel rail. Up some stairs from the ground floor is a self-contained studio with living area and corner kitchen (9.8m²), bedroom (9.58m²) and shower room (2.28m²) with separate toilet. At the top of the house is a loft space which could be converted to make more living space. There is a good-sized barn (50m²) at the back of the house which could be used as a workshop or garage. Across the road, is a small garden area (185m²) with fruit trees - apricot, plums, pears and it would be suitable for a vegetable garden. 90 minutes from Limoges airport and Bergerac airports.

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

LOCAL TAXES

Taxe foncière: 1059 EUR

NOTES