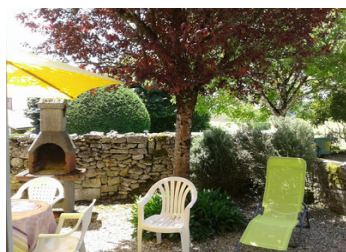


## Well presented 2 bedroom detached house



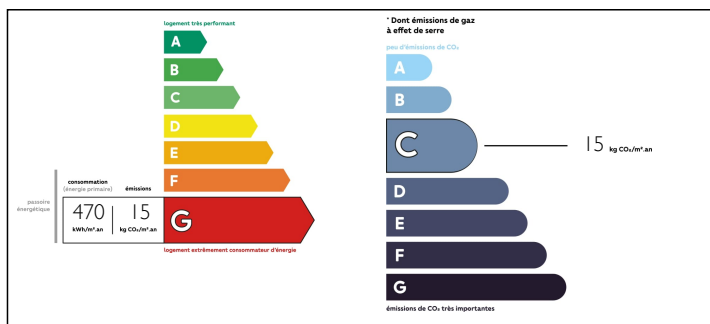
## INFORMATION

Town:	La Tour-Blanche
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	89 m2
Plot Size:	275 m2

## IN BRIEF

Sitting on the edge of a small hamlet is this tidy 2 bedroom detached house with large barn. A pretty courtyard garden at the rear is very private and overlooks manicured lawns.

## 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

Entering into a large sitting room with dual aspect windows 6.061m x 5.375m and having staircase to the first floor. Leading off the sitting room on the ground floor is a good size dining kitchen with feature fireplace 5.581m x 3.363m. Off the kitchen a bathroom with 3 piece suite and shower over the bath 3.363m x 2.354m. On the first floor is a large master bedroom with feature fireplace and dual aspect windows 5.403m x 5.073m. Bedroom 2 5.428m x 3.351m. The grenier is made up of 2 rooms, the smaller 5.860m x 3.445m is for storage but the larger has velux and could be used as an occasional 3rd bedroom 6.485m x 5.436m. A large barn 10.726m x 7.140m can be used for storage and vehicle parking. A pretty courtyard garden to the rear allows for alfresco dining and relaxation.

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

## LOCAL TAXES

**Taxe foncière: 564 EUR**

## NOTES