

UNDER OFFER - Lovely, spacious townhouse with garden and outbuildings in the medieval hilltop town of Belvès.



INFORMATION

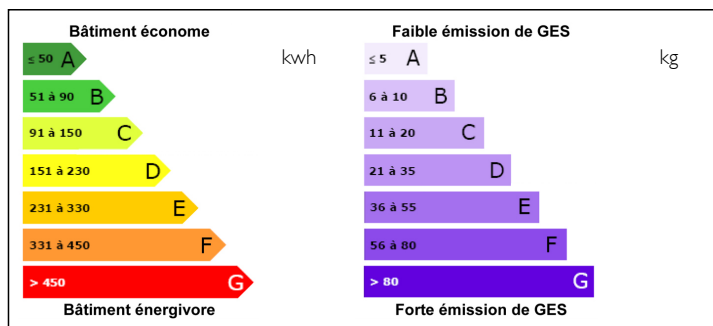
Town:	Pays de Belvès
Department:	Dordogne
Bed:	5
Bath:	4
Floor:	216 m2
Plot Size:	526 m2

IN BRIEF

This house is within walking distance of all the shops and restaurants of Belvès, which is itself in the centre of the Dordogne valley - a stunning medieval hilltop market town with plenty of life all year round. Two golf courses nearby. Railway station.

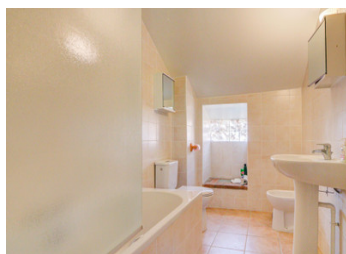


ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 2282 EUR

NOTES

DESCRIPTION

The house has oil fired central heating.

Ground floor:

Living room/Dining room (approx. 38.5 m²) with fireplace and wood-burning stove

Shower room and WC/Boiler room/Utility (approx. 12 m²)

Kitchen (approx. 22 m²) with access to the double storey glazed veranda providing a dining area and stairs to the garden.

First floor:

Bedroom (approx 13 m²)

Shower room and WC (approx. 4 m²)

Office/Bedroom (approx. 21 m²) with fireplace and folding double doors to;

Living room/library (approx. 37.5 m²) with fireplace and door to glazed veranda and garden

Shower room and WC (approx. 6 m²)

Bedroom (approx. 14.5 m²) with door to the garden

Garden Annex - no central heating

Bedroom (approx. 10 m²) with door to Attic (approx. 60 m² of convertible space)

Bathroom and WC (approx. 6 m²)

Bedroom (approx. 16 m²)

Land and Outbuildings

526 m² of garden laid to lawn

Barn/hangar with a water source and a polytunnel

Two stone barns accessed from an adjacent street - one new roof.

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