

Perfect lockup and leave 2 bedroom, 2 bathroom house, with a private terrace area, shared pool and grounds.

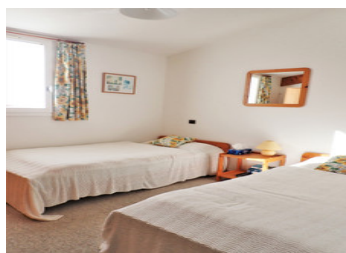


INFORMATION

Town:	Bouteilles-Saint-Sébastien
Department:	Dordogne
Bed:	2
Bath:	2
Floor:	52.6 m2
Plot Size:	11430 m2

IN BRIEF

This lovely house within a co-property of 12 houses, would make the perfect holiday or permanent home. There are lovely shared grounds and a swimming pool. To the front of the house there is a private terrace area with a brand new awning installed in July 2022. Downstairs there is an open plan living / dining room with a corner kitchen, a wc plus a small cupboard space. Upstairs a small landing area with a bathroom with wc, and 2 bedrooms, one with an en-suite shower room with wc. The views from the terrace are quite lovely and one can sit and watch the sunset as the house is south west facing. This could make a great lock up and leave and even a permanent home if desired. The closest amenities are at St Séverin which is approximately 4.5 km away and Verteillac which is 8 km. Bergerac airport is 75km. Limoges...



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

In greater detail :

Downstairs -

Living / dining room and corner kitchen - 25.62 m²

WC and cupboard - 3 m²

Upstairs -

Landing - 2 m²

Bathroom with wc 3.55 m²

Bedroom 1 - 9 m²

Bedroom 2 - 9 m²

Shower room - 2.40 m².

Private front terrace area -

Grounds of 11430 m²

Pool - 10 x 5 m

Co-Property annual charges 700€.

Co-owned building of 1 units

Provisional annual charges: 700€

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

LOCAL TAXES

Taxe foncière: 500 EUR

NOTES