

Two pretty houses, three bedrooms and two bedrooms, good condition, close to market town and leisure lake

EXCLUSIVE



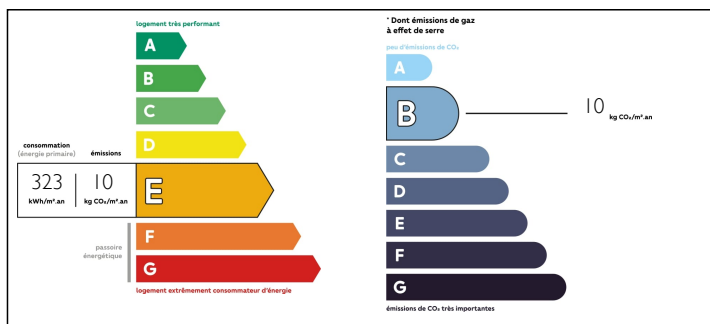
INFORMATION

Town:	Angoisse
Department:	Dordogne
Bed:	5
Bath:	2
Floor:	167 m2
Plot Size:	1444 m2

IN BRIEF

Two spacious separate houses, ideal for providing additional revenue with short term or long term letting, or to provide extra accommodation for friends and family. Both houses have been renovated to a good standard; works include new roof, rewiring, double glazing, installation of modern electric heaters, and attic conversions, with the added benefit of mains drains. There's a private south-facing garden and ample parking in front of the houses. The market town of St Yrieix la Perche is only 12 minutes away by car, and there you'll find everything you need for day to day living. A five minute drive will take you to a great leisure lake, with many nautical activities, a beach, and a restaurant which hosts many events throughout the summer.

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: 1381 EUR

NOTES

DESCRIPTION

FIRST HOUSE

GROUND FLOOR

Entrance hall (6m²)

Lounge (19m²), a light and airy room, south facing, laminate flooring, window to front garden.

Kitchen (17m²), fireplace with woodburner, tiled floor, fitted base and wall units.

Bedroom (11m²), vinyl floor, window to side.

Office area (6m²), opens onto hallway. Could be incorporated into main bedroom to provide more space.

Bedroom (15m²), carpeted floor, overlooking front garden.

Bathroom (8m²), WC, shower, washbasin. Plumbing for washing machine.

WC (2m²)

FIRST FLOOR

Landing area with access to attics on either side which could be converted to provide more bedrooms.

Bedroom with ensuite WC and washbasin.

Attached barn / garage (32m²)

SECOND HOUSE (FURNISHED)

GROUND FLOOR

Kitchen / dining room (23m²), main entrance, tiled floor, original wooden stairs to first floor, fireplace