

Detached 2 bedroom village house with enclosed garden, terrace and small garage.



## INFORMATION

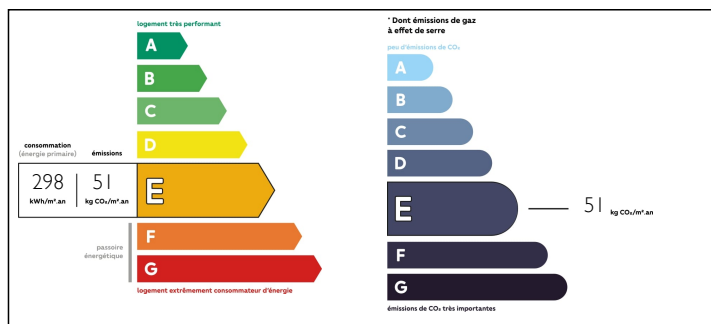
Town:	La Tour-Blanche-Cercles
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	75 m2
Plot Size:	167 m2

## IN BRIEF

This delightful 2 bedroomed village house is tucked away down a small lane. There is an enclosed garden with terrace and a lovely shady area at the side of the house. You can enter the property through the front door, or through the back door that leads into the house from the garden and a covered porch area. To the back of the property is a small garage that also holds the oil fired central heating boiler. From the garden at the side of the garage there are steps that take you to the terrace and a lockable storage space. There is also a wood store and a small cellar. The village of La Tour Blanche has a bakers, bars/restaurants, small supermarket, medical centre, pharmacy, and weekly market.



## 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

The house in greater Detail :

Downstairs :

Kitchen - 13.5m<sup>2</sup>

Living room - 24m<sup>2</sup> with wood burning stove

Shower room with wc - 7m<sup>2</sup>

Upstairs:

Bedroom - 22m<sup>2</sup> ( with storage cupboard )

Bedroom - 13m<sup>2</sup> with a door leading out to a small balcony

WC - 1.50 m<sup>2</sup> with wash basin.

Garage, boiler room, cellar, terrace and pretty courtyard garden.

## LOCAL TAXES

Taxe foncière: 480 EUR

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

## NOTES