

Family house of 200m2 with 6 rooms including 3 bedrooms, office, living dining room, 2 bathrooms.



INFORMATION

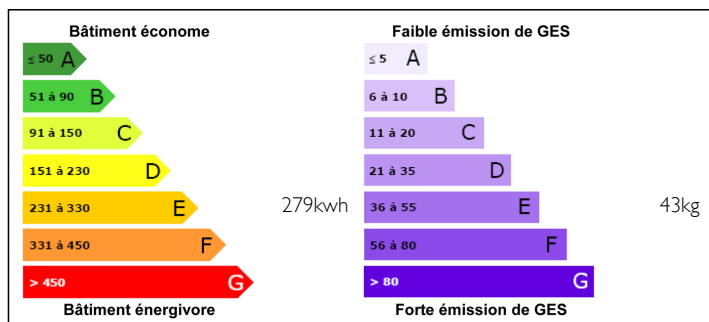
Town:	Neuvis
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	200 m2
Plot Size:	9320 m2



IN BRIEF

.Charming 6-room house including entrance hall, a dining room of 28m2 with a fireplace, an open equipped kitchen of 9m2, a bathroom of 4m2, a separate toilet, an office of 9m2, a nice living room of 26 m2. Upstairs: a large room of 25m2, a bathroom of 5m2 wc, a room of 9 m2 and another one of 15 m2.. Basement area of 39m2 and independent studio of 40m2 including living room, kitchen and bathroom and toilet. Beautiful wooded garden and new 9x4 m salt pool. Gas central heating, double glazing and main s drainage. Nice terrace on south side 5 minutes from shops and college and A89..

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

.Charming 6-room house including entrance hall, a dining room of 28m2 with a fireplace, an open equipped kitchen of 9m2, a bathroom of 4m2, a separate toilet, an office of 9m2, a nice living room of 26 m2.

Upstairs: a large room of 25m2, a bathroom of 5m2 wc, a room of 9 m2 and another one of 15 m2..

Basement area of 39m2 and independent studio of 40m2 including living room, kitchen and bathroom and toilet.

Beautiful wooded garden and new 9x4 m salt pool. Gas central heating, double glazing and main s drainage.

Nice terrace on south side

5 minutes from shops and college and 30 minutes from Perigueux .

75 minutes from Bordeaux by A89 or by train.

45 minutes from Bergerac Airport

LOCAL TAXES

Taxe foncière: 1734 EUR

Taxe habitation: 400 EUR

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

NOTES