

Pleasant 2-bedroom house with large garden. Only 2 km from Piégut-Pluviers.

EXCLUSIVE



INFORMATION

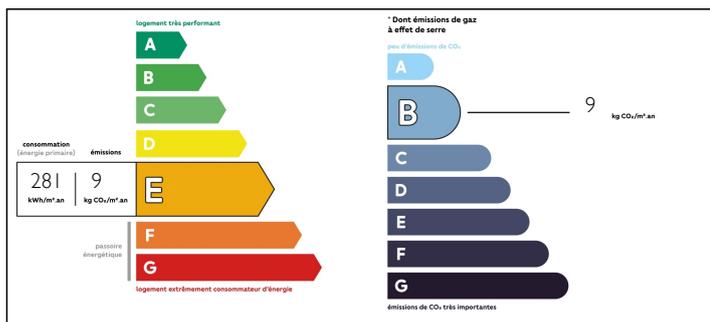
Town:	Piégut-Pluviers
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	90 m ²
Plot Size:	2192 m ²

IN BRIEF

Located in a small hamlet just 2 km from Piégut-Pluviers town centre, this pleasant sous-sol style house comprises a large living room, a kitchen and a sleeping area with 2 bedrooms and a bathroom (with shower and bath). The large plot of over 2000 m² is not overlooked and is fully enclosed. The house is rented until 2026. Further photos and a floor plan are available on request.



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

Kitchen: 15 m²
Living room: 30 m²
Bedroom 1: 12.7 m²
Bedroom 2: 13 m²
Bathrooms: 7 m²
WC

Large basement covering the entire surface area of the house (also accessible via a staircase inside the house).

Terrace of approx. 20 m².

- Electric heating
- Recent attic insulation
- Fireplace in the living room
- Double glazing



LOCAL TAXES

Taxe foncière: 990 EUR

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

NOTES