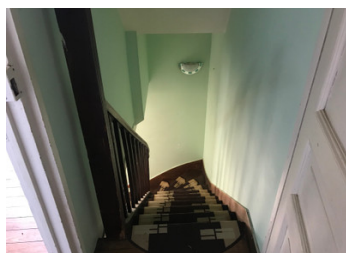


Comfortable village house with 4 living rooms. Insulated, oil-fired central heating. Small garden.



INFORMATION

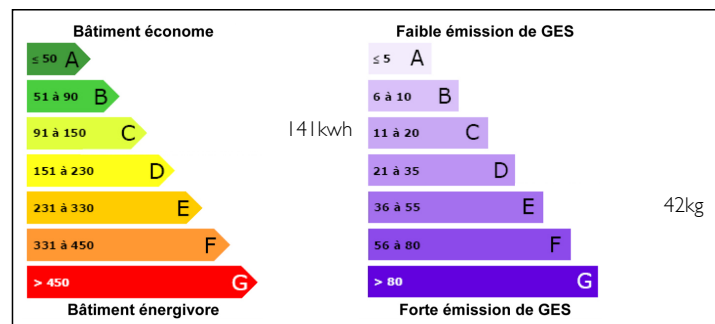
| | |
|-------------|----------|
| Town: | Lisle |
| Department: | Dordogne |
| Bed: | 3 |
| Bath: | 1 |
| Floor: | 80 m2 |
| Plot Size: | 90 m2 |



IN BRIEF

Village house in the centre of the village of 80 m2, on 1 floor, immediately habitable, comprising 4 rooms including a living room on the ground floor. Small adjoining garden. Oil-fired central heating, VMC, mains drainage connection, roof redone in 2023, attic insulation in 2023. Double glazing. Ideal first purchase or investor.

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: 600 EUR

NOTES

DESCRIPTION

The property is located in a pretty, dynamic village with over 900 inhabitants and all shops (doctors, physiotherapists, nurses, ambulance, chemist, grocery, butcher, baker, etc.).)

Ideally situated, we are 30 minutes from Périgueux, 20 minutes from Ribérac and 20 minutes from Brantôme.

The house comprises a ground floor with south-facing facade.

The main room (27.3 m²) is bright and spacious, with plenty of storage space and a kitchen area.

A small passageway leads to a shower room (2.5 m²) and separate WC.

A cellar/boiler/laundry room follows, with 1st access to the garden.

The first floor is accessed via an elegant old staircase that leads to three light and airy rooms used as bedrooms (18 m², 12 m², 11 m²).

Beautiful old wooden floors in very good condition upstairs.

One of these rooms has an exit to the 80 m² enclosed garden.

A corridor leads to the first floor and the additional WC.

The recently insulated attic is accessed via a stairway from one of the bedrooms.

The house has benefited from works to improve comfort (wall and attic insulation, VMC, double glazing, etc.)

.Beach on the banks of the Dronne 15 minutes' walk away.

This is a sound investment to satisfy a tight rental market.

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