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| PROPERTY FOR SALEEXCIDEUIL AREA |





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| Ref: DEP0907 |  | Price: 424.000 € |

In a quiet, secluded location, only 5 minutes from the shops, contemporary Périgord-style 5-bedroom house with swimming pool and 2 garages. Heat pump and electric heating. 3200m² of land

* Large living room of 78sqm, access to all terraces, good exposure to the sun
* 3 single storey bedrooms, one with its own shower room
* Quality construction, traditional carpentry, custom joinery
* 155m² basement with garage
* Well maintained garden with flowers and fruit trees, partly fenced

5 minutes from Excideuil, 10 mins from Thiviers. All shops nearby, school up to highschool, all health services. Property in Dordogne presented by Edgar Demeures en Périgord

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| Characteristics: |
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| * Type: Modern house
* Constructed in 1984
* Style: Stone
* Pool
* Joint ownership: Detached
* Availability: Available upon act
 | * Condition: Needs decorating
* Usable area: 217 m²
* Land surf. area: 3.200 m²
* Living space: 78 m²
* No Neighbourg
* Orientation: South East
 | * 5 bedrooms
* 2 bathrooms
* 7 rooms
* 2 garages
* Heating type: Heating pump
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| Additional Information: |
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| Property location:* Isolated countryside no neighbors

Ground floor:* Office of 15m².
* Bedroom
* Bedroom 12m² in size
* Corridor 8.5m² in size
* Kitchen 12.5m² with fireplace
* Living room 75m² with fireplace
* Washroom 4m² with shower and washbasin
* WC 1.5m² with washbasin

1st floor:* 2 Bedrooms of 10 and 7m² respectively
* Corridor 4.5m² in size
* Mezzanine 16m² in size
* Shower room 5m² with shower and WC

Outbuildings:* Garage 40m² with pool room

Energy report:* Energy performance 192,00 KWHep/m²an D
* Gas emission 10,00 Kgco2/m²an B
* Date de réalisation DPE (jj/mm/aaaa) 07/01/2019

Heating:* Wood fireplaces
 | Heating (continued):* Electric convector

Other equipment:* Septic tank

Windows:* Wood single glazing

Services:* Nearest town : Excideuil 5 mins
* Calm
* Nearest shops : to 5 mins
* School 5 mins to high school
* Railway Station to 12 mins
* Golf to 10 mins
* Well/Spring/Pond : Well
* Bungalow

Basement:* Utility Room of 15m².
* Basement / Cellar 14m² in size
* Kitchen 36m² in size
* 2 Room 17m² each
* Corridor 55m² including garage and storage

Land:* Wooded
* fenced
* Swimming Pool 8x4 with dome
* Well
* Terrace

Roof:* Tiles new good condition
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| Photos: |
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| C:\ProgramData\activimmo\doc\06gildc6345031_Images\16gildc6502286p326623d44c14ee4.jpgIMG20240420113343 | C:\ProgramData\activimmo\doc\06gildc6345031_Images\16gildc6502286p186623d3e2dd6aa.jpgIMG20240420112941 |
| C:\ProgramData\activimmo\doc\06gildc6345031_Images\16gildc6502286p316623d44b384ba.jpgIMG20240420113532 | C:\ProgramData\activimmo\doc\06gildc6345031_Images\16gildc6502286p336623d44e05ada.jpgIMG20240420113642 |

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| Energy Consumption: |
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| C:\ProgramData\activimmo\doc\06gildc6345031_Images\dpe-energie-d.jpg | C:\ProgramData\activimmo\doc\06gildc6345031_Images\dpe-ges-B.jpg |
| **192 KWHep/m² an** | **10 Kg CO2/m² an** |
| **Classe DPE - D** | **Classe GES - B** |

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