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| PROPERTY FOR SALE  EXCIDEUIL 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: | | | | --- | --- | --- | |  | | | | * 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: | | | --- | --- | |  | | | 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: | | | --- | --- | |  | | | IMG20240420112411 | IMG20240420112751 | | IMG20240420113343 | IMG20240420112941 | | IMG20240420113532 | IMG20240420113642 | |

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| | Energy Consumption: | | | --- | --- | |  | | |  |  | | **192 KWHep/m² an** | **10 Kg CO2/m² an** | | **Classe DPE - D** | **Classe GES - B** | |