



Reference : 6147



EXCLUSIVITY ! DORDOGNE VALLEY, VERY QUIET BUT CLOSE TO SHOPS, PRETTY LITTLE SEMI-DETACHED STONE HOUSE WITH LARGE GARAGE AND 5610M<sup>2</sup> GARDEN WITH RUINS AND ANCIENT ROMAN BATH !

198 000 € HAI

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### House comprising on the ground floor :

Living room/kitchen 33m<sup>2</sup>, entrance hall 4.3m<sup>2</sup>, shower room/wc 4m<sup>2</sup>.

### First floor :

10.7m<sup>2</sup> landing leading to 2 bedrooms (12.3m<sup>2</sup>, 11.8m<sup>2</sup>) and wc 3.2m<sup>2</sup>.

### Outbuilding :

A 35m<sup>2</sup> garage on two levels with the possibility of converting the first floor.

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Land of 5610m<sup>2</sup> with ruins and old Roman bath, partly double-glazed, shops 5 minutes away, property tax approx. 800 euros, DPE in progress.