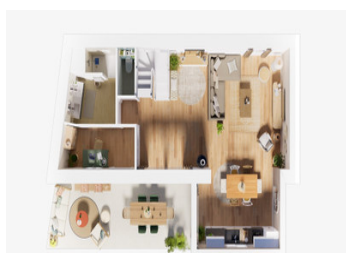
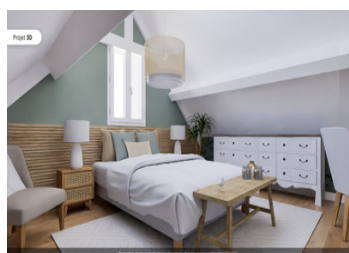


Charming stone barn for renovation with project plans and planning permission included



INFORMATION

Town:	Cours-de-Pile
Department:	Dordogne
Bed:	0
Bath:	0
Floor:	85 m2
Plot Size:	300 m2



IN BRIEF

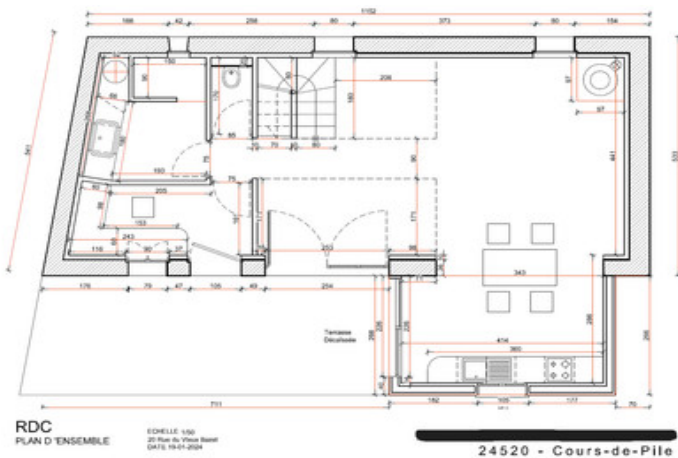
A complete renovation project for a stone barn located in Cours de Pile, in the vibrant heart of the Périgord Pourpre region. Situated on a 300m² plot, this lovely old barn is ready to be transformed into a character residence of 85m², combining tradition and modernity thanks to its exposed roof frame. This is an exceptional opportunity to create your ideal living space in one of the most attractive settings in France.

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

The project includes :

- The existing barn with its full conversion potential.
- Planned extension for a house comprising 2 spacious bedrooms of over 15m² each, a large open-plan living room/kitchen of 45m², a functional study, a modern bathroom and a 20m² outdoor terrace offering a seamless transition between indoors and outdoors.
- Planning permission validated, with detailed plans drawn up by an architect, covering the entire building and all internal networks (drinking water, drainage, air conditioning, fibre, heating, electricity, etc.).
- 3D visualisation based on the dimensioned plans, produced by an interior designer offering a faithful representation of the finished project, including a meticulous selection for the interior decoration (furniture, decoration, painting, layout, etc.).

NOTES

This project is perfectly adaptable, allowing you to add your own personal touch, whether as a peaceful second home or a practical main residence, close to all amenities, in a quiet and sought-after environment.

This property is situated on the outskirts of Bergerac, a town in southwest France known for its old town's half-timbered buildings and the castles that dot the surrounding countryside. In the town, the Maison des Vins showcases the region's wine. It's housed in the Cloître des Récollets, a 17th-century cloister. Nearby, the Musée de Tabac documents the history of tobacco. In summer traditional barges cruise the Dordogne River, which runs through the city.

In Bergerac, you'll have access to the airport, TGV station, cinema, schools, restaurants, bars, shops, supermarkets and open-air markets and much more.

Information about risks to which this property...