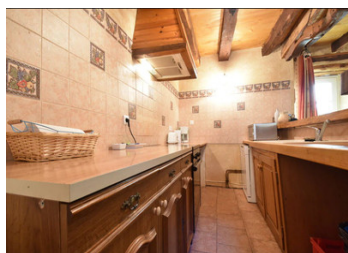


## Stone house with renovated barn



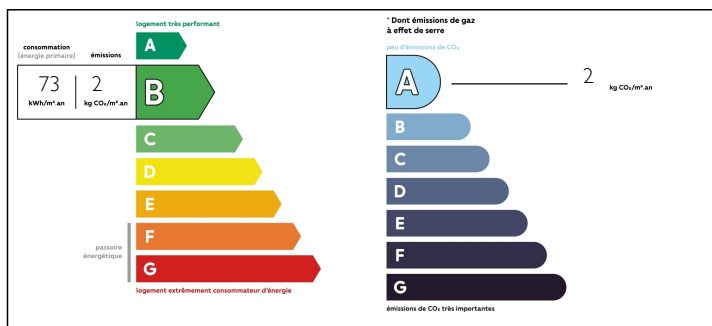
## INFORMATION

Town:	Saint-Léon-sur-Vézère
Department:	Dordogne
Bed:	5
Bath:	4
Floor:	196 m2
Plot Size:	2714 m2

## IN BRIEF

Close to the village of St. Leon sur Vézère and situated in a calm environment you'll find this charming stone building complex consisting of two dwellings. A very nice and characterful farmhouse of approx. 90m2 with a large living room, open kitchen, 3 bedrooms and 2 bathrooms. The renovated barn of approx. 105m2 has a huge open living/kitchen and 2 ensuite bedrooms. A fibre-wire connection! Outside you find a swimming pool, a playground for the kids and a kitchen garden.

## 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

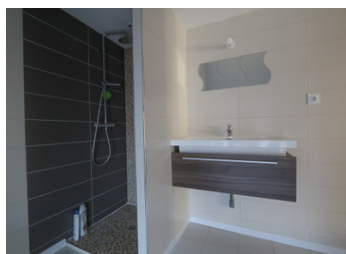
Farmhouse : 90m<sup>2</sup> - 3 bedrooms, 2 bathrooms

Renovated barn : 105m<sup>2</sup> - 2 bedrooms with ensuite bathroom

Swimming pool : 8mx4m

Plot : 2.714m<sup>2</sup>

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



## LOCAL TAXES

Taxe foncière: 2315 EUR

## NOTES