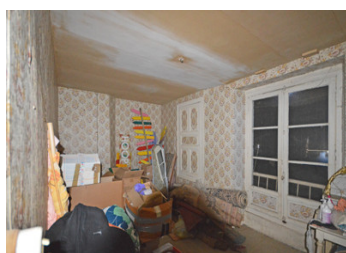


Two small ancient stone cottages (one currently a garage) for full renovation in a small market town



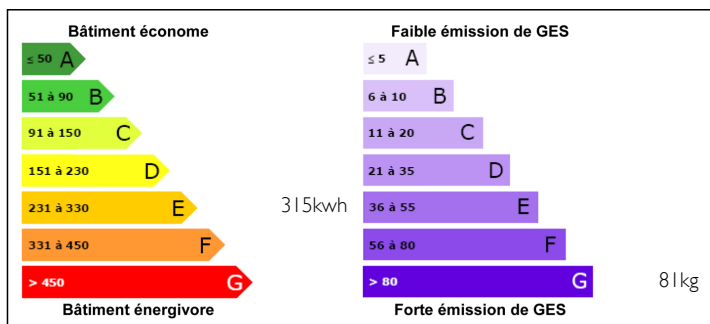
## INFORMATION

Town:	Excideuil
Department:	Dordogne
Bed:	2
Bath:	0
Floor:	58 m2
Plot Size:	0 m2

## IN BRIEF

A rare opportunity to acquire two terrace cottages, two doors away from each other in a small and historic market town with schools and local shops close by. One of the cottages has served as a 2 storey garage and has exposed beams and a stone fireplace. The properties need interior renovation and are therefore priced accordingly.

## 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

### Cottage 1

Ground floor : Room with stone fireplace and exposed beams (currently a garage) 19.5 m<sup>2</sup>

1st floor : 19.5 m<sup>2</sup>

### Cottage 2

Ground floor : Room 27 m<sup>2</sup>; rear hall 8 m<sup>2</sup>

1st floor : Room 1 14.5 m<sup>2</sup>; room 2 16 m<sup>2</sup>

Local supermarket 1.5 km

Limoges airport 75 km

Train station 17 km

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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: 407 EUR

## NOTES