

## Country house on 2 floors with large garden in need of TLC



## INFORMATION

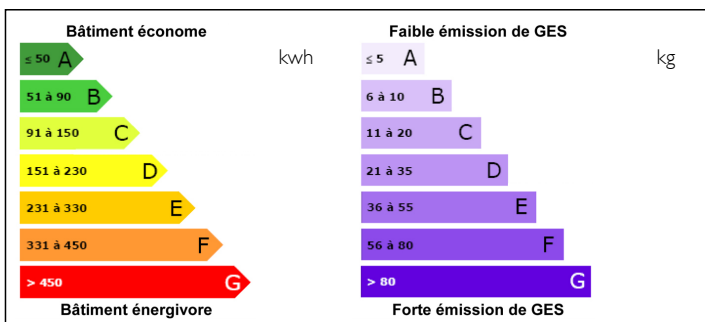
Town:	Parcou-Chenaud
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	50 m2
Plot Size:	7397 m2

## IN BRIEF

This 1986's property sits on a large garden surrounded with a beautiful and quiet environment. The ground floor, which currently has a kitchen, 2 bedrooms and a shower room, needs complete updating and the 90m2 first floor needs your creative ideas! The total size of the house if it was fully done up, could reach up to 160m2. Located near a village with restaurant, 2kms from Saint-Aulaye and its local shops, it could become a great holiday home or a large family house.

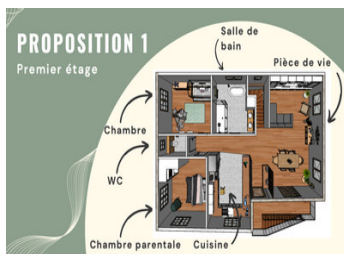


## ENERGY - DPE



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

1980's property on 2 levels.

Ground floor :

Garage/cellar : 34m<sup>2</sup>

Kitchen/dining : 23m<sup>2</sup>

Bedroom 1 : 15m<sup>2</sup>

Bedroom 2 : 12m<sup>2</sup>

Shower room with WC : 3,50m<sup>2</sup>

1st floor : can be accessed via staircase outside. A staircase needs to be installed to give an access from inside, , accessible de l'extérieur (escalier à installer à l'intérieur) : 90m<sup>2</sup> with 10m<sup>2</sup> covered terrace.

Garden shed : 27m<sup>2</sup> (water tank)

Small outbuilding : 10m<sup>2</sup>

Single glazed

No insulation

Oil fuelled heating

Roof maintained until 2015

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

## NOTES