

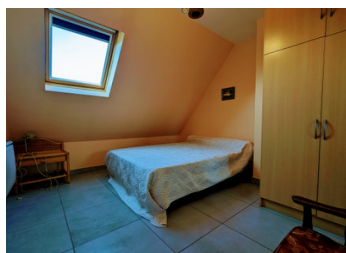
Renovation project! Hamlet house with adjoining barn, outbuildings, orchard garden and land.

EXCLUSIVE



INFORMATION

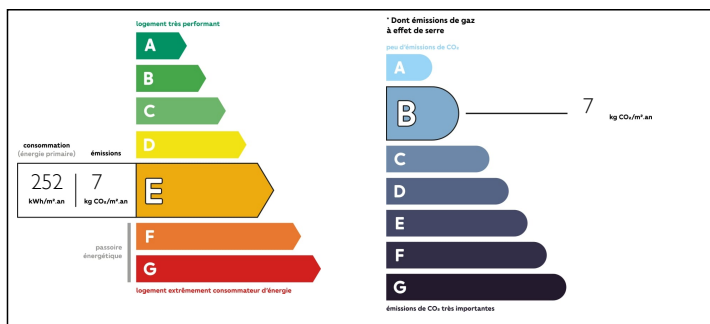
Town:	La Coquille
Department:	Dordogne
Bed:	4
Bath:	1
Floor:	97 m2
Plot Size:	7345 m2



IN BRIEF

This house was built pre 1900 and is looking a little tired, and is in need of a full renovation on the ground floor. Nevertheless, the it has some great features such as an impressive fireplace in the kitchen, and high ceilings with wooden beams. The attic space has already been renovated to a modern standard, with 2 double bedrooms and a Jack and Jill shower room. The adjoining barn and several outbuildings give numerous options for storage of further development projects. The garden immediately surrounding the house features a small mixed fruit orchard to the rear of the property. The land beyond gives lovely views of rolling countryside. Located in the hamlet of Sainte-Marie de Frugie, and all amenities are only 2 km away in the town of La Coquille, including a train station, medical centre, pharmacy, supermarket, bar and hotel with restaurant.

ENERGY - DPE



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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

This pre-1900 house is located in the centre of the small hamlet of Sainte-Marie de Frugie. All essential amenities are only 2km away in the town of La Coquille.

While the attic has received a modern renovation, the ground floor is a complete renovation project waiting to be undertaken. A large adjoining barn gives the opportunity to extend the living space, while a separate barn and old pigsty each has the potential for further development.

ENTRANCE VERANDA (1,4m x 2,2m : 3m²)

Enter the house through this glass porch which has stairs up to the front door.

KITCHEN (2,7m x 4,8m ; 13,1m²)

Upon entering the kitchen from the entrance veranda, you will find a large fireplace on your left. A wood-burning stove sits adjacent to the fireplace against the wall opposite the entrance. To the right is an old-fashioned sink. An original wooden staircase leads up to the first floor. Renovation required to bring this room up to modern living standards.

DINING ROOM (3,9m x 5,0m : 19,4m²)

Accessed from the kitchen, this spacious dining room has a door exiting to the rear of the property and a window with a sink underneath in an alcove. Renovation required to bring this space up to modern living standards and make the most of the wooden floors and ceiling beams.

DOWNSTAIRS BEDROOM 1 (2,7m x 4,8m : 13,1m²)

Accessed from the kitchen, this bedroom has a window looking out to the front of the property. Full renovation is required.

LOCAL TAXES

Taxe foncière: **622 EUR**

NOTES