

Old local stone house 7 rooms 195 m



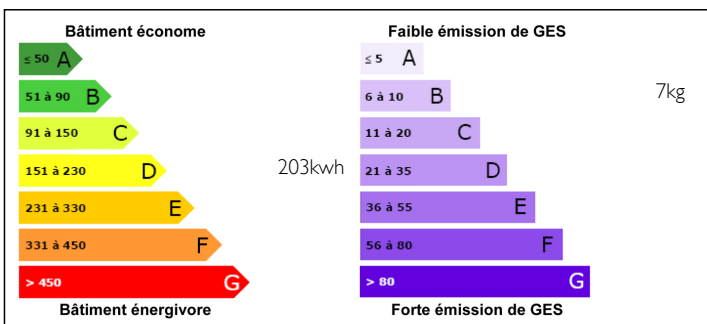
INFORMATION

Town:	Saint-Avit-Sénieur
Department:	Dordogne
Bed:	3
Bath:	3
Floor:	195 m2
Plot Size:	1000 m2

IN BRIEF

Old west-facing residence made up of 3 accommodations: A stopover gîte including open kitchen living room, 2 sleeping areas, bathroom, WC. The main accommodation above a surface area of approx. 130 m² including landing, large open kitchen living room with fireplace, small outdoor terrace, hallway, 3 bedrooms, bathroom. Convertible attic above (40 m² approx.) An independent apartment rented furnished for €350 monthly since 09/15/2011. Swimming pool 4 meters * 8 meters in a wooded park. Close to shops and cultural sites, excellent location for welcoming pilgrims or a quiet residence in an environment not lacking in cultural interests. Roof renovated according to the rules of Bâtiments de France in old tiles, insulation. Electric heating. Sewerage sanitation. Land of approximately 1000 m².

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.



LOCAL TAXES

Taxe foncière: 1480 EUR

NOTES

DESCRIPTION

On the pilgrimage site of Saint-Avit-Sénieur, classified as a World Heritage Site, south of Périgueux in the Dordogne valley, located on the GR6E connecting axis between the current Jacquaire routes known as Vézelay and Puy-en -Velay, connecting Bergerac to Rocamadour.

Old west-facing residence made up of 3 accommodations:

A stopover gîte including open kitchen living room, 2 sleeping areas, bathroom, WC

An apartment above a surface area of approx. 130 m² including landing, large open kitchen living room with fireplace, small outdoor terrace, hallway, 3 bedrooms, bathroom. Convertible attic above (40 m² approx.)

An independent apartment rented furnished for €350 monthly since 09/15/2011.

Superb swimming pool 4 meters * 8 meters in a wooded park.

Close to shops and cultural sites, excellent location for welcoming pilgrims or a quiet residence in an environment not lacking in cultural interests.

Roof completely redone according to the rules of Bâtiments de France using old tiles, insulation. Electric heating. Sewerage sanitation. Land of approximately 1000 m².

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