

Habitable house in need of renovation with a barn and large garden in a very peaceful setting and nice views.

EXCLUSIVE

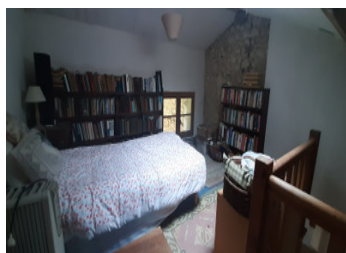


INFORMATION

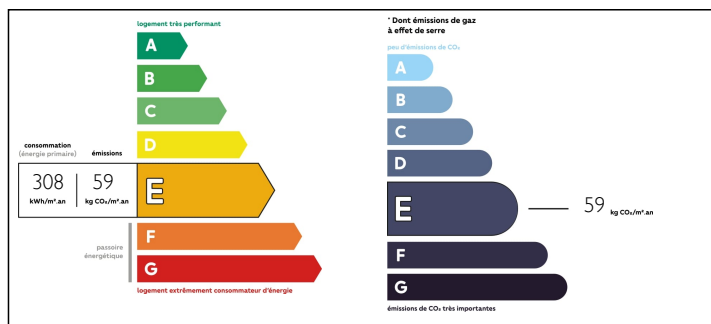
Town:	La Chapelle-Grésignac
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	108.3 m2
Plot Size:	4232 m2

IN BRIEF

One enters the house into either an entrance hall or straight into the large kitchen/dining room with chimney. The other side of the entrance hall is the large living room that also has a chimney. From the living room there is a door leading into a small hallway and then the bathroom and the bedroom (steps lead upto another room that has a slanting ceiling, this space is currently used as a second bedroom). The first barn is attached to the house and is also semi-detached to the next door's barn. The second smaller barn is also attached to the house next to the kitchen. These two barns could easily be transformed into more bedrooms and bathrooms if desired. There is a large front garden plus a back garden. At the back of the house there is a small covered terrace where one can sit and admire the...



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

THE HOUSE IN DETAIL -:

Entrance hall - 13.40 m²
Kitchen - 30.40 m²
Living room - 32.15 m²
Hallway - 2.30 m²
Bedroom - 13.40 m²
Bathroom with wc - 6.75 m²
Upstairs bedroom - 9.90 m².

Barn 1 - 71.15 m²
Barn 2 - 32.60 m².

Roof on house renewed in 2012. All roof tiles hooked.

Roofs over upstairs bedroom and the two barns need renewing.

Gas central heating . Boiler new from 2014.

Two septic tanks non compliant.

Taxe foncière 522€

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

LOCAL TAXES

Taxe foncière: 522 EUR

NOTES