

Ref: A28399CTH24

Price: 99 000 EUR

agency fees included: 10 % TTC to be paid by the buyer (90 000 EUR without fees)

Village house to be renovated with 11 separate rooms, 2 courtyards, a private drive and barn.



## INFORMATION

Town: La Tour-Blanche-Cercles

Department: Dordogne

Bed: 6

Bath:

Floor: 332 m2 Plot Size: 224 m2





# IN BRIEF

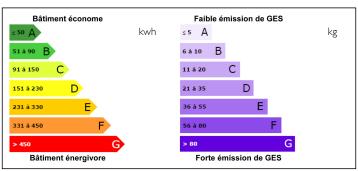


Set in a picturesque village in the Dordogne this property was built before the French revolution and is thought to have been in its original form the coach house for visitors to the Chateau. Many original features remain giving this rundown building a forever charm to create a fabulous family home, or holiday property. The building was a family home for the seller but was in more recent years converted to create the village shop. The business having left it is now time for someone to restore the magnificence to this once proud building.





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.





Ref: A28399CTH24

Price: 99 000 EUR

agency fees included: 10 % TTC to be paid by the buyer (90 000 EUR without fees)







#### LOCAL TAXES

Taxe foncière:

1606 EUR

### **NOTES**

#### DESCRIPTION

From the front courtyard enter the ground floor by a small entrance hall (7.5m²) with original curved stairs to the first and second floors. The first room off the hall is a parlour with enclosed sink and window to the rear (11.69m²). Off the parlour is a grand room which used to be the village shop. It is measured in three parts, area I with door to the rear and window to the front courtyard (27.16m²), area 2 With door to the rear (72.14m²), and area 3 with window to the street and shop front doors on to the courtyard (29.34m²).

First floor

Corredoor (2.64m²), Hall (6.62m²), WC (1.12m²) large cupbaord (1.02m²). Bedrrom I with window to the rear(11.78m²), Bedroom 2 with window to the rear(14.335), Bedroom 3 with window to the rear (22.72m²). Small nursery bedroom with door to the front balcony (11.60m²) Sitting room with fireplace and double doors to the front balcony (20.12m²), kitchen with sink and double doors to the front balcony (14.31m²) and Grand salon with fireplace and double doors to the front balcony (23.40m²).

Second Floor

Corredoor I (II.16m²) with bedroom 4 and bathroom off. Bedroom 4 with window to the rear (14.42m²), Bathroom with window to the rear, Bath, bidet and basin (10.6m²). 2nd corredoor leading to bedroom 5 and grenier (2.8m²), Bedroom 5 with window to the rear (14.99m²) and Grenier (74.84m²).

Outside

To the front a courtyard (approx 143.3m<sup>2</sup>) with access to the boiler room and...