

18th century stone house with a mansard roof and adjoining barn. A garden surrounds the buildings.



INFORMATION

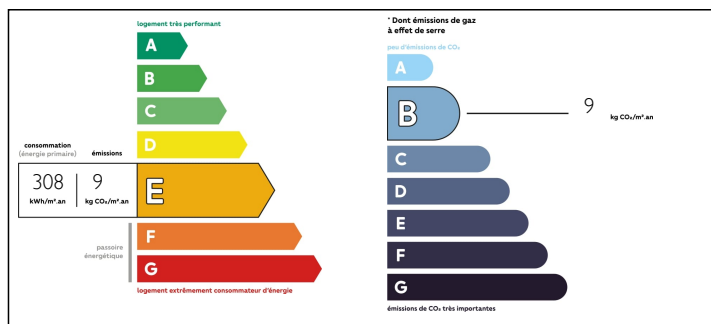
Town:	Les Lèches
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	133 m2
Plot Size:	1130 m2



IN BRIEF

18th century stone house with a mansard roof and adjoining barn. Garage. An open garden surrounds the buildings. The house includes a living room of 30m2 with a beautiful fireplace, dining room of 25m2, a kitchen of 20m2, a bathroom of 4 m2 and separate wc . A good quality wooden staircase leads to the upper floor: 3 attic rooms of 14m2 each, one of which can serve as an office or library. Wood-fired central heating. Individual septic tank drainage. Great potential for the creation of an apartment, a gite or a workshop in the adjoining barn. 10 minutes from amenities, A89, SNCF station, and 30 minutes from Bergerac airport. Located in a nice and quiet village in Perigord Blanc .

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

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

LOCAL TAXES

Taxe foncière: 1088 EUR

Taxe habitation: 507 EUR

NOTES