

Character residential complex with 3 houses and 2 barns located 15ms from Brive close to Lac de Causse.



INFORMATION

Town:	Pazayac
Department:	Dordogne
Bed:	9
Bath:	3
Floor:	250 m2
Plot Size:	857 m2



IN BRIEF

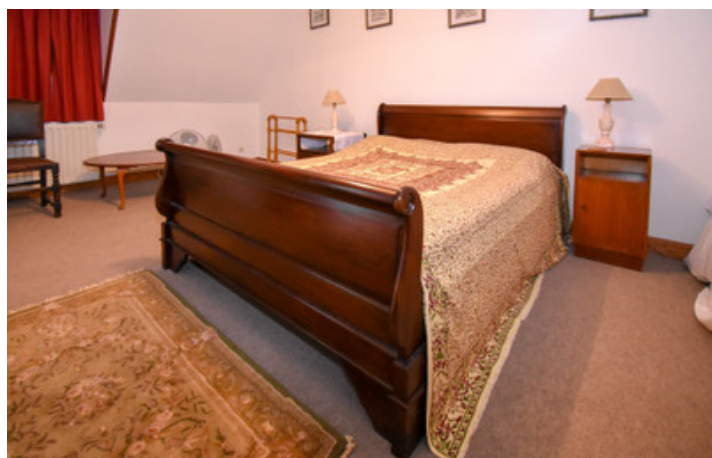
This renovated property will appeal to someone wishing to run a gite business in Perigord Noir with its wealth of tourist attractions, its prehistoric sites, its excellent local produce and gastronomic delights. There is a 4 bedroom house (103m2 approx) next to a 3 bedroom house (69m2 approx), a large 42m2 games room at ground level and a 2 bedroom house (78m2 approx) with a cellar. Across the garden are 2 large barns, a woodshed and a covered area for garden furniture.

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

- House A - (103m2 approx)
- Ground floor a garage outside
- a covered staircase leading to the entrance of the house on the upper level with a corridor 5m2 leading to
- Lounge/dining room 22m2
- A bedroom of 17m2
- A kitchen area 10m2
- Bathroom with toilet
- A bedroom of 14m2
- A staircase to the first floor with
- Room of 16m2 with a toilet (wc / washbasin)
- Room of 28m2
- Room of 12m2
- Ground floor with separate access to the garden
- Spacious playroom 42m2

LOCAL TAXES

Taxe foncière: 1267 EUR

NOTES

- House B
- Ground floor Dining room/open plan fitted kitchen 28m2
- Staircase to the floor
- Living room 16m2 with small balcony on the garden side
- Bedroom 9m2
- Corridor
- Shower room/wc
- Staircase to the next floor
- Bedroom 10m2
- Bedroom 11m2

- House C (mains gas heating)
- Ground floor Dining room/ fitted kitchen 24m2
- Living room 19m2
- Toilet with washbasin
- Staircase to the floor
- Bedroom 21m2
- Bedroom 14m2
- Shower room/wc

- Outside
- Cellar
- Garden with gate