

## Stone village house to restore in the Black Perigord



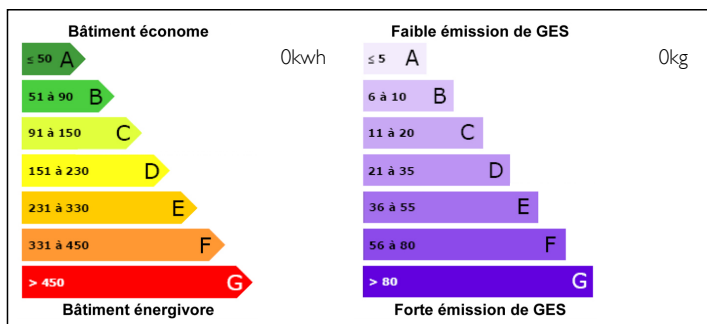
## INFORMATION

Town:	AZERAT
Department:	Dordogne
Bed:	0
Bath:	0
Floor:	50 m2
Plot Size:	0 m2

## IN BRIEF

A fantastic opportunity to invest in a hideaway in the Dordogne! This sweet village house has the potential to make a lovely two bedroom holiday house with a courtyard garden big enough for 'al fresco' dining! Fireplaces in the ground and first floor. Water, electricity and mains drainage serve the property. The village swimming pool and tennis court are a two minute walk away.

## 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

Entrance off the lane into a ground floor cellar space. Door through to rear courtyard of about 15m<sup>2</sup>. Doors to two outside storage spaces.

Separate door from the lane opens onto a stone stair leading up to the main room of about 35m<sup>2</sup>. Open fireplace. Door to rear room 15m<sup>2</sup> - could be a potential kitchen or bedroom.

Wooden stair up to open attic space with full standing height - at least 30m<sup>2</sup> - room for 2 bedrooms and a shower room. Small low storage area over the rear extension.

The house is in need of total restoration with the exception of the roof (see photos). It is also on mains drains which is a great advantage.

The pretty village has a grocers (fresh bread every day) / bar / restaurant about a minute's walk away as well as a municipal pool and tennis court just a couple of minutes walk away.

Thenon with weekly market, supermarket, bank, shops, doctors, vet etc is just a five minute drive (5km).

Périgueux 38.5km

Motorway junction (17) 4km - access East / West on A89

Bergerac Airport 71km

Brive Airport 38.5km

Limoges Airport 93km

## LOCAL TAXES

Taxe foncière:

100 EUR

## NOTES