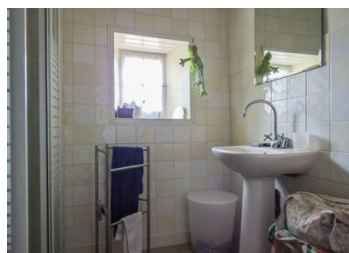


Authentic stone ensemble - 1 bedroom house and outbuildings - large plot of garden opposite the house



INFORMATION

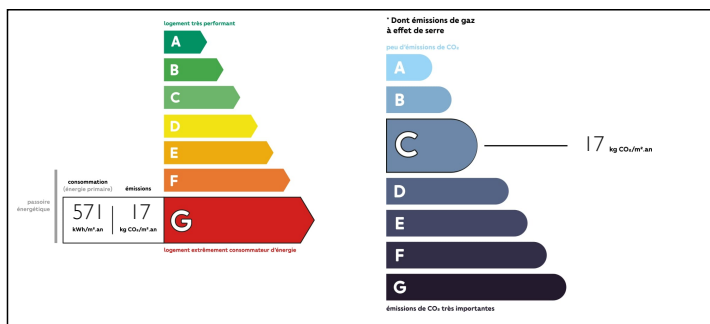
Town:	Thenon
Department:	Dordogne
Bed:	1
Bath:	1
Floor:	56 m2
Plot Size:	16000 m2



IN BRIEF

This authentic stone ensemble comprises a house with 1 bedroom, 1 shower (with scope to create an additional room on ground level) and various outbuildings : a 51m2 barn, a second 42m2 barn currently used as a garage and 2 further small sheds. Single glazing - heating by wood burners - drainage will not conform to current standards. It is a perfect holiday home or a great first time buy. The sale also includes a large plot of land (3,5 acres - non constructible) opposite the house across the little country lane, within 7 m access of the house. Thenon with amenities and supermarket is just a few minutes drive 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.



LOCAL TAXES

Taxe habitation: 400 EUR

NOTES

DESCRIPTION

HOUSE

Ground level

Hallway 7m2

Bedroom 17,5m2

WC + hand basin

Room that could become a second bedroom 19m2

Utility room 5,5 m2

First Floor

Kitchen with wood-burner and access to a small terrace 23m2

Salon with wood-burner 31m2

Shower room with hand basin and toilet 4,50m2

ADJACENT BARN 51m2 footprint

SECOND BARN (in use as a garage) 42m2

2 SMALLER OUTBUILDINGS 18 and 29m2

LARGE PLOT OF LAND (3,5 acres - non constructible) in front of the house.

Thenon 5 km

Access motorway A89 - 11km

Montignac home to the Lascaux Caves 19 km

Périgueux 35 km

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