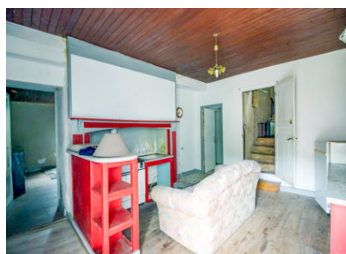


## House with outbuildings



## INFORMATION

Town:	Pezuls
Department:	Dordogne
Bed:	4
Bath:	1
Floor:	120 m2
Plot Size:	7330 m2

## IN BRIEF

Beautiful renovation project in the countryside but close to amenities. This small estate is made up of several buildings to rehabilitate including a 120m2 house, an independent barn, a second barn combined with the house and a former tobacco barn for a total area of 220m2. A source and woods (sloping) complete the scene. The possibility is offered to buy some additional land. A great life project to modulate according to your desires.

## 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

Beautiful project in the countryside but close to amenities.

This set of old buildings is to be renovated.

The main house is 120m<sup>2</sup> and is composed of an old-style kitchen, a bathroom, a living room and 3 bedrooms.

The floors are covered with old floorboards and the walls are made of stone.

Attached to the house, a small barn (on two floors) could be rehabilitated and enlarge the house.

A second independent barn as well as a hangar located at the back of the house complete the offer of buildings for approximately 220m<sup>2</sup> additional.

The structure of the buildings and the frames are in good general condition.

A source is on the ground and additional meadows can be purchased according to your wishes.

A beautiful quiet renovation project to modulate as you wish.

All the amenities needed to live happily in the countryside are 10-15 minutes away.

Le Bugue 12kms

Lalinde 13kms

Bergerac 30kms

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

## NOTES