

4 bedroom stone house with attached barn and garden in a hamlet near La Tour Blanche.

EXCLUSIVE



## INFORMATION

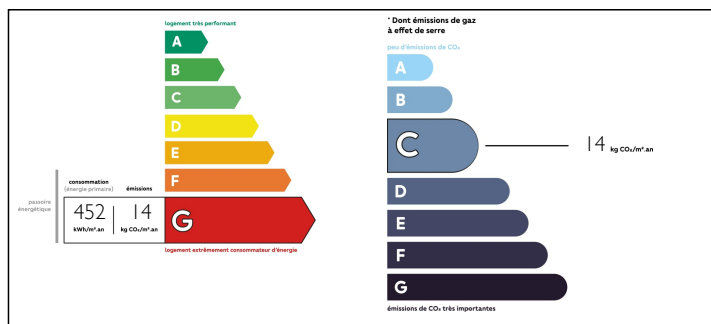
Town:	Chapdeuil
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	158 m2
Plot Size:	1441 m2

## IN BRIEF

Nice hamlet home in need of some refreshing and renovations to make it very comfortable and ideal as either a lock-up-and-leave holiday home or a lovely permanent home. It has many original features, and a nice garden behind. Open to reasonable offers.



## 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

Downstairs -

Kitchen / diner - 27m2 with tiled floor and fitted units. Log burner

Living room - 34m2 spacious living space with tiled floor, exposed beams and log burner.

Utility room- 10.5m2

Bedroom 1 - 13m2

Upstairs

Bedroom 2 - 13m2 with sloping ceiling and Velux window.

Bedroom 3 - 30m2

Bedroom 4 - 13m2

Office or dressing room - 6m2

Shower room - 2.8m2 with shower, hand basin and toilet.

Second shower room - 10m2 with shower, hand basin and toilet.

Single glazing.

Wood burners and electric radiators.

Septic tank not compliant with current standards.

Barn - 48m2 attached to the house with direct access into the utility room and the garden.

There is also an old non-working bread oven.

The garden is behind the house and is laid to lawn, trees and shrubs.

Taxe fonciere €1268.

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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: 1268 EUR

## NOTES