

A charming small 'Maison Bourgeoise' of pleasing proportions to renovate in a lovely setting of over 15 acres.

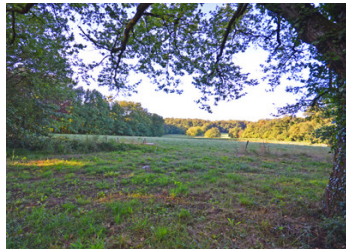


INFORMATION

Town:	Négrondes
Department:	Dordogne
Bed:	4
Bath:	0
Floor:	147 m2
Plot Size:	54766 m2

IN BRIEF

Built by an army officer at the beginning of the 20th century this pretty residence has large windows that survey its own extensive meadows and woodland. The property has one solitary neighbour, a ferme hidden behind its own barns and the property's trees. The current owner has begun to take away partitions in order to open up the ground floor thus the property needs complete interior refurbishment but the exterior is sound and the windows have been replaced with double glazing. There is a large stone fireplace downstairs, one of 4 fireplaces in the building. This could be a fleeting opportunity to acquire and renovate a property of gentle eminence that is well established in the landscape.



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 foncière: 422 EUR

NOTES

DESCRIPTION

Ground Floor

Hall including staircase 6 m² approximately

Open plan large stone fireplace opposite a smaller fireplace, 4 windows double glazed and up to date 85 m²

1st Floor

Landing with windows double glazed one of them French doors opening onto a balcony 6 m²

Bedroom 1 with double glazed window and fireplace 16.3 m²

Bedroom 2 with double glazed window and fireplace 16.8 m²

Bedroom 3 with double glazed window 15.4 m²

Bedroom 4 with double glazed window 16.3 m²

Loft space with six small windows (85 m² approximate floorspace)

Cellar low ceiling (85 m² approximate floorspace)

5 selling points

Touch of class but not too big to manage

Lots of land

Lovely outlook

Very few neighbours

Can be restored with little compromise

Outside

Wells

Over 6 hectares of meadow and woodland

Amenities

Limoges airport 1 hour by car

Supermarket 12 minutes by car

Local shops 5 minutes by car

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