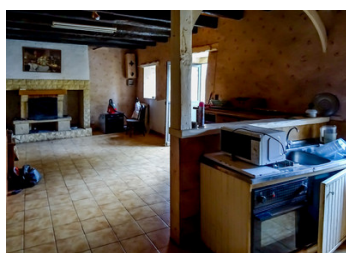


Charming stone house for renovation. Peaceful hamlet position - Dordogne

EXCLUSIVE



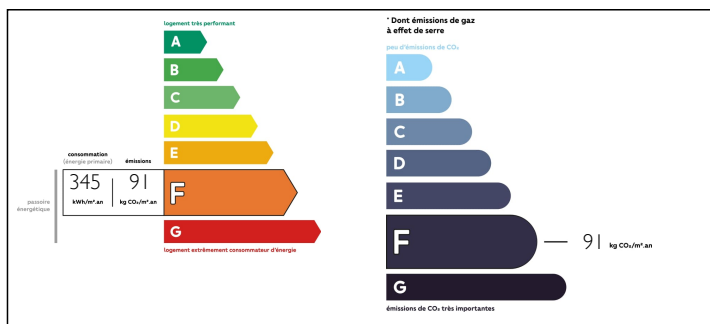
INFORMATION

Town:	Saint-Germain-des-Prés
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	54 m2
Plot Size:	616 m2

IN BRIEF

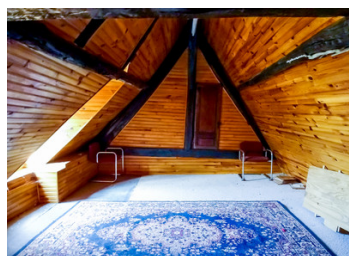
This attractive house is settled on the outskirts of the village and is an easy walk to the village centre (500 metres) where you will find the local shop and a bar. There are two market towns in either direction both located within an easy 10 minute drive. There are an abundance of leisurely woodland walks and cycle tracks around the viaduct in the local vicinity.

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

This pretty property is a renovation project; the roof tiles are very old and cracked by the cold, it requires electrical work, new plumbing, a kitchen and a bathroom. The property can benefit from mains drainage, a connection is required and, therefore there is no septic tank to keep updated. The outside walls to the front aspect have already been pointed which gives the stone exterior a regional yellowy glow!

The rear garden is not directly attached to the rear of the property but it is reached about 20 meters away via a strip of land to the side aspect of the property and is situated behind the neighbours garden. The garden is a nice size and part is slightly sloped, to the rear of the garden is a small chemin so the property can have a rear access and then, beyond the chemin are fields. There is a small area to the front aspect which could be used as a seating area once cleared..

NOTES

HOUSE 54m2

GROUND FLOOR:

Spacious living area totalling 39m2 including a lounge and a kitchen (fireplace with open fire, beam features, old sink, door to front aspect, dual aspect windows, staircase to 1st floor mezzanine)

Bedroom 15,4m2 (tiled floor, feature beams, door to front aspect)

Bathroom 2,82m2 (wc, shower, bidet, hand basin, window to front aspect)

FIRST FLOOR MEZZANINE (loft)

Steep staircase (benefit from changing the pitch/new staircase) giving onto an Open-plan area situated on two levels, can be used as...