

Potential lock-up-and-leave or investment property to renovate in a quiet hamlet.

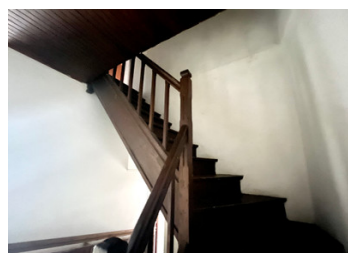


## INFORMATION

Town:	Saint-Pardoux-la-Rivière
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	60 m2
Plot Size:	94 m2

## IN BRIEF

Perfect little project that could be second home set in a countryside hamlet between St Pardoux la Rivière and Nontron which offers all your day to day amenities including a bakery, florist, newsagents, butcher and weekly market and a primary school. This is countryside living at its best.



## 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

There is parking for one car in front of the main entrance to the house.

Ground Floor:

Kitchen 20m<sup>2</sup> with working fireplace; walls newly insulated and plasterboarded in need of painting.

Up a ramp to a lounge 10m<sup>2</sup> a shower room and wc.

First floor:

bedroom one 21m<sup>2</sup> with cupboard and fireplace

bedroom two 14m<sup>2</sup>

Access to the loft which could be converted into more living space.

Small plot of land where the septic tank is situated down the communal road. More land can be acquired if requested.

For more information please contact the agent.

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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