

Village house to renovate

EXCLUSIVE



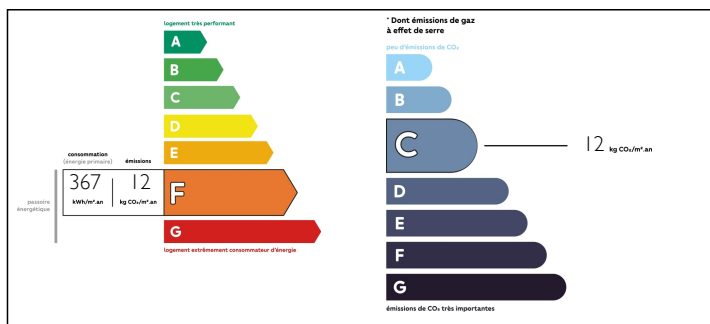
INFORMATION

Town:	Fleurac
Department:	Dordogne
Bed:	4
Bath:	1
Floor:	136 m2
Plot Size:	555 m2

IN BRIEF

Village house, great possibilities via a renovation project.

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

In the heart of the village of Fleurac, on the heights of the Vézère Valley, this charming village house offers interesting possibilities via a renovation project.

The property is composed of two buildings which currently form a single dwelling house, while offering the possibility to create two separate houses. It has a pleasant south-facing courtyard in front and a garden area with a shed/garage opening onto a street at the rear.

Part of the attic offers great potential for conversion - for an approximate 40m2 extra.

Rouffignac and all amenities is 5 minutes away, Saint-Léon-sur-Vézère 15 minutes, Montignac Le Bugue and all amenities 25 minutes away. Bordeaux is 2 hours away.

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

LOCAL TAXES

Taxe foncière: **343 EUR**

NOTES