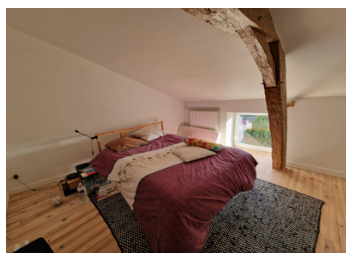


## Renovated stone house



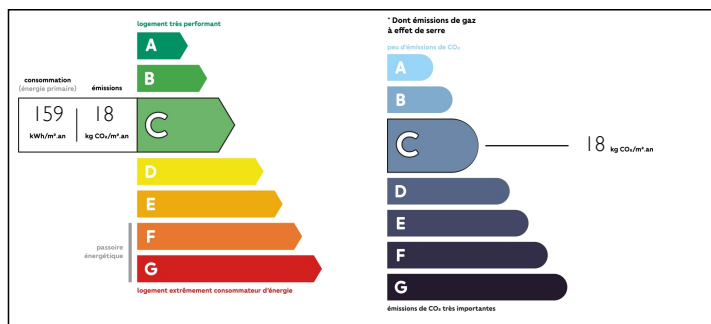
## INFORMATION

Town:	Lempzours
Department:	Dordogne
Bed:	5
Bath:	3
Floor:	200 m2
Plot Size:	8000 m2

## IN BRIEF

STONE HOUSE WITH RECENTLY RESTORED INTERIOR, On the commune of LEMPZOURS (24800) a few kms from Thiviers, Stone house of 9 rooms of 200 m2 with 3 091 m2 of land. This pretty house is composed of a large fitted and equipped kitchen, with a large living room with storeroom and wc, possibility of creating an additional parental suite with shower room. On the first floor: Three bedrooms, including a suite with a shower room and wc of 2 bedrooms with bathroom with shower, and separate wc. An annex with a guest room with terrace on the ground floor with shower room and wc. Cellar and barn that could be used for storage, veranda, garage of 60 m2 with electric doors and workshop of 21 m2. A wood of 4544 m2 not attached to the property is sold with this property.

## 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

STONE HOUSE WITH RECENTLY RESTORED INTERIOR,

On the commune of LEMPZOURS (24800) a few kms from Thiviers,

Stone house with 9 rooms of 200 m2 with 3 091 m2 of land.

In an idyllic and green setting without any opposite, you will be able to take advantage of the hiking trails accessible from the house.

This pretty house is composed of a large fitted and equippe of 2 bedrooms with bathroom with shower, and separate wc.

An annex with a guest room with terrace on the ground floor with shower room and wc.

Cellar and barn which can be used for storage, veranda, garage of 60 m2 with electric doors and workshop of 21 m2.

The interior has been recently renovated with quality materials, the exterior of the house is in very good condition.

It benefits from a western exposure.

A wood of 4 544 m2 not attached to the property is sold with this property.

This house is located 5 minutes from schools.

There is a bus stop six minutes from the house.

For leisure, there are libraries close to the property.

There are also many restaurants and a post office.

## LOCAL TAXES

Taxe foncière: 820 EUR

## NOTES

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