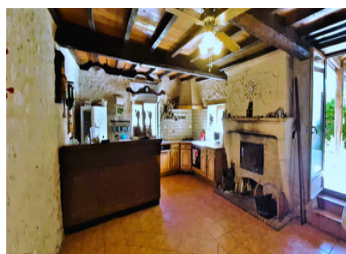


Large stone house with fenced garden with many fruit trees and swimming pool.



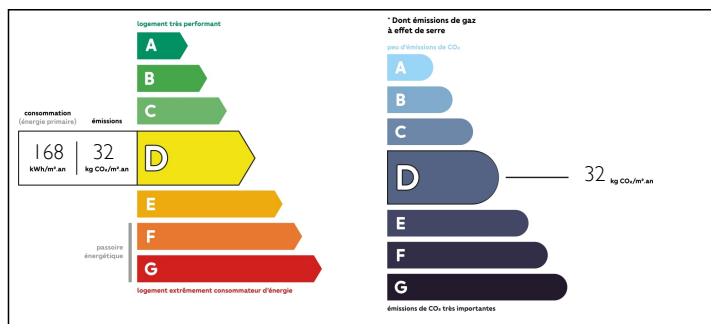
INFORMATION

Town:	Saint-Paul-Lizonne
Department:	Dordogne
Bed:	6
Bath:	1
Floor:	197 m2
Plot Size:	1736 m2

IN BRIEF

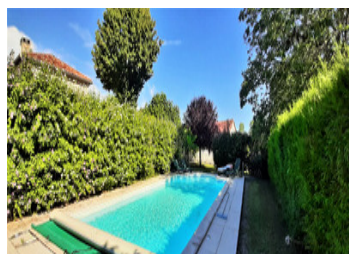
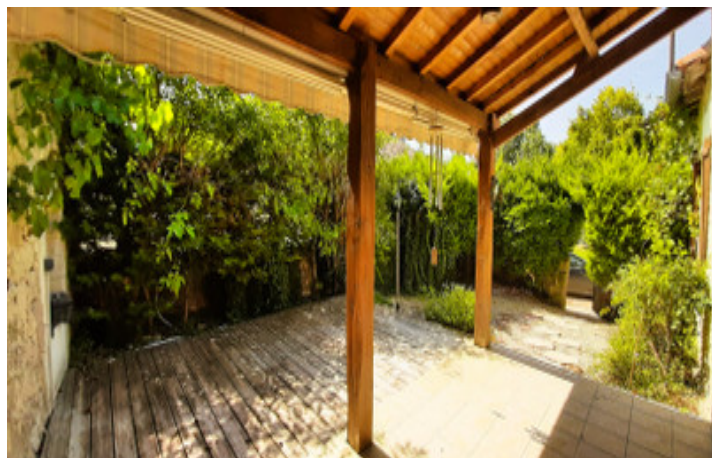
This large stone property with 6 bedrooms sits down a small lane with no passing traffic in a peaceful setting. The house is next to a farm with cattle and sheep. The garden and the swimming pool are to the back of the property, and is completely fenced. There is a private covered terrace to the front of the house that also has a sun awning. There are three downstairs bedrooms, 2 of which are quite small, plus a shower room and toilet. The living room has a large and very old open chimney. There is also a chimney with wood burning stove in the kitchen/dining room. Upstairs there are 3 good sized bedrooms and a room that is ripe for converting into a large shower/bath room. The house is in need of updating and some renovation and refreshing. The large barn is to one side of the property and...

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

THE PROPERTY IN GREATER DETAIL :

Downstairs -

Kitchen / dining room - 29.90 m²

Corridor - 10.40 m²

Living room - 36.75 m²

Corridor - 8.50 m²

Bedroom 1 - 10.80 m²

Bedroom 2 9 m²

Bedroom 3 - 9 m²

Shower room - 5.3 m²

Toilet - 1 m²

Utility room - 17.90 m²

Store room - 7.10 m²

Cellar - 27.25 m²

Upstairs -

Bedroom 4 - 25.20 m²

Bedroom 5 - 27.55 m²

Bedroom 6 - 17.90 m²

Corridor - 6.85 m²

Room to renovate - 16.75 m²

Barn - 82.25 m²

Garage - 47 m²

Chlorine swimming pool 10m x 5m (depth 1.30cm to 170 cm)

Garden - 1736 m².

Taxe foncière - 2120€.

LOCAL TAXES

Taxe foncière: 2120 EUR

NOTES

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