

Two adjoining stone village houses in need of renovation.

EXCLUSIVE



## INFORMATION

Town:	Val de Louyre et Caudeau
Department:	Dordogne
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	2844 m2

## IN BRIEF

Beautiful renovation project close to the centre of the charming village of Sainte-Alvère for a country lifestyle but close to amenities. These two adjoining houses do not communicate with each other and could provide a main house and a gîte or even a house for friends/family. The houses are stone-built and the roof needs to be revised. The two houses could communicate with each other after renovation. They are 81m2 and 77m2 respectively. In addition to these floor areas, there is the possibility of converting the attic of the smaller house (60m2). There is also an old detached garage on the land. The house is at the end of a cul-de-sac, but there are neighbours. A great project for living in one of the most beautiful villages in the Périgord.

## ENERGY - DPE



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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

Nice project in the countryside but close to amenities.

These two stone houses need to be modernised.

The first house is 81 m<sup>2</sup> and comprises an unfitted kitchen with fireplace (17m<sup>2</sup>), a lounge/dining room (29m<sup>2</sup>), a mezzanine (14m<sup>2</sup>), a bathroom (3m<sup>2</sup>) with wc and a cellar (18m<sup>2</sup>).

The second house is 77m<sup>2</sup> and comprises an unfitted kitchen with fireplace (15m<sup>2</sup>), a lounge/dining room (25m<sup>2</sup>), two bedrooms (21-14m<sup>2</sup>), a bathroom (3m<sup>2</sup>) with wc and a 60m<sup>2</sup> attic for conversion (access via stairs).

The structure of the buildings and the roof timbers are in good condition.

There is a former detached garage in the grounds, which are suitable for swimming pools.

The property is situated at the end of a cul-de-sac in a private area but with neighbours.

A lovely renovation project in the heart of a beautiful village.

All the amenities you need to live happily in the countryside are 10-15 minutes away.

Le Bugue 13 km

Lalinde 18 km

Bergerac 30 km

Sarlat 47 km

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

## LOCAL TAXES

Taxe foncière: **609 EUR**

## NOTES