

A Perigordine house ready to be renovated to your taste. Will offer 3 beds, 2 bathrooms and attached land.



INFORMATION

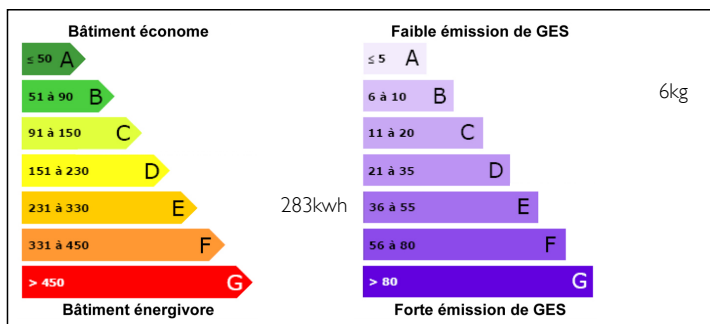
Town:	Parcoul-Chenaud
Department:	Dordogne
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	19940 m2



IN BRIEF

A typical Perigordine house which sits with-in a garden and land which belongs with the property. A driveway with electric gates leads to the property. Renovation work has started at the property. When finished, it would provide a large open-plan living room with kitchen and dining areas. A back kitchen/utility room, 2 bedrooms and a bathroom on the ground floor and a master suite on the 1st floor/mezzanine. Garage and covered terrace.

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.



LOCAL TAXES

Taxe foncière: 1086 EUR

NOTES

DESCRIPTION

More details;

Back kitchen (38m²) with door to garage, covered terrace and garden

Wine store (15m²)

Garage (42m²) with workshop area, concrete floor, windows, and electricity

Open-plan living area (68m²) with a feature wall in natural stone. The first fix, electrics, and plumbing are installed for the kitchen area.

Bedroom 1 (17m²)

Bedroom 2 (12.5m²)

Bathroom (6m²) The first fix, plumbing is installed

Master suite (24.9) There is room for a shower room with W.C.

Outside

Large covered terrace

Garden with mature trees and shrubs

A flat meadow surrounds the property, ideal for horses.

The building materials which have already been bought will be included in the sale. Which are;

Floor tiles

Roc wool Insulation

Double-glazed windows which haven't already been replaced.

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