LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: 100496ADO19 Price: 68 000 EUR

agency fees included: 6600 € TTC to be paid by the buyer (61 400 EUR without fees)

**Three large buildings plus a barn to renovate. Surface area more than 500m2 with land to the rear to 1800m2**

EXCLUSIVE



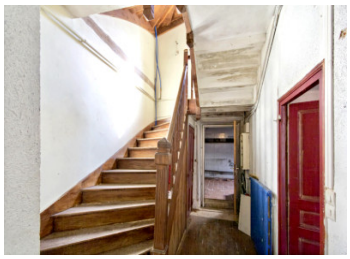












## INFORMATION

| | |
|---|---|
| Town: | Perpezac-le-Noir |
| Department: | Corrèze |
| Bed: | 12 |
| Bath: | 8 |
| Floor: | 500 m2 |
| Plot Size: | 1800 m2 |

## IN BRIEF

Unique commercial property consiting of three buildings and a barn all attached with renovation and development potential in the beautiful Correzian countryside, numerous bedrooms some with plumbing and several reception rooms, new fosse septique in 2014, partial double glazed with original character features, fireplaces, stairways and wooden floors , benefits from high ceilings. On three floors including the attics. Potential to develop into several apartments

Close to the A20 motorway for access to Limoges, Brive etc but far enough away to be nestled in this lovely old village. Be inspired and come view this gem of a property.

## ENERGY - DPE

DPE not required.

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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## LOCAL TAXES

**Taxe foncière:** **1400 EUR**

## NOTES

## DESCRIPTION

As you look straight on at this cluster of properties, you will see the barn to your right hand side which houses the two new septic tanks. This is a lovely stone barn with solid oak beams. Next door and adjoining is what was the Hotel and Restaurant Bar with 5 stone steps leading to double entrance doors, double glazing , shutters on windows, lovely tiled and wooden floors. There is a large open space where the dining room was placed with the bar and to the rear a very large room where the professional kitchen was held. Stairs to 6 rooms plus toilets and bathrooms. The restaurant originally held 120 covers for diners with parking for up to 15 vehicles. The building to the center has a lovely stone facade , shutters to windows, balcony and cellar plus an enormous stunning attic with exposed beams and windows. The house to the far left also has an attached garage and shutters to windows. There are three wells with this property and large trees and land to the rear plus another old stone outbuilding. There is electricity, water.

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

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