

Stone built 2 bed character house with own barn (Dordogne)



INFORMATION

Town:	Thenon
Department:	Dordogne
Bed:	1
Bath:	1
Floor:	90 m2
Plot Size:	350 m2

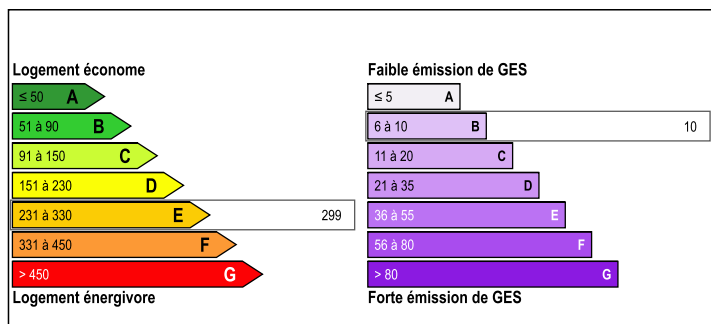
IN BRIEF

Property located in a small town of Perigord noir, 18kms from Terrasson 11 kms from Montignac Lascaux and 28km from Perigueux.

Superb views surroundings peaceful close to shops
Possibility complete purchase with additional land available for sale

1. Land in pre area 14108m2
2. Building land area 835m2

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

Ground floor

Living/dining room 55m2 with chimneyplace

Hallway 6m2

Kitchen (fitted) 6m2

Bedroom 1 - 15m2

Shower room 6m2

Separate toilet

Upstairs

Mezzanine 10m2

Under roof area (insulated with flooring) to finish layout 33m2

Cellar 33m2 approx

Outside

Garden area

Barn 45m2

LOCAL TAXES

Taxe foncière: 561 EUR

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

NOTES