

Beautiful renovated 4 bedroom property. Price: Offers of 270 000 and above would be seriously considered.



INFORMATION

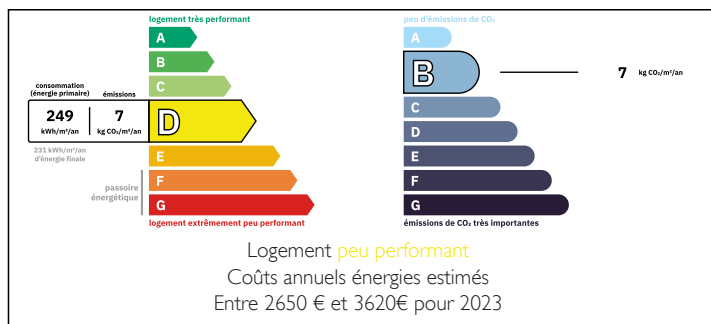
Town:	Saint-Martial-Viveyrol
Department:	Dordogne
Bed:	4
Bath:	3
Floor:	185 m2
Plot Size:	1060 m2

IN BRIEF

Due to unforeseen circumstances, any offer in the range of €270,000 will be seriously considered. This is a beautiful stone property, built in 1876 and sits at the end of a small and peaceful lane. The property has been beautifully renovated and to high standards, and is divided into 2 parts, one part has the kitchen with its open fireplace, from the kitchen one goes down a few steps into the large living room with a brand new wood pellet stove, and there is also a wc, a cellar and a bedroom with its en-suite shower room and wc. A flight of stairs lead up to a bedroom and a bath/shower room with wc. Outside is a lovely wooden south east facing terrace and the very private courtyard, on the opposite side of the courtyard there are two further...

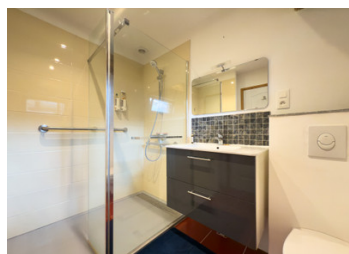


ENERGY - DPE



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 -:

Kitchen / dining room - 33.40 m²

Living room - 36.60 m²

Bedroom 1 - 14.10 m²

En-suite shower room - 3.90 m²

Bedroom 2 - 19.65 m²

Bath / shower room - 14.50 m²

WC - 1.45 m²

Cellar - 23.20 m²

Bedroom 3 - 18 m²

Bedroom 4 - 15.35 m²

Shower room - 4.65 m².

Storage room - 19.95 m²

Garage / workshop - 40.40 m²

Small stone garden shed -

Garden, courtyard and two lovely terrace areas .

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

NOTES