

Renovated house with barn for renovation



INFORMATION

Town:	Saint-Félix-de-Villadeix
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	165 m2
Plot Size:	8000 m2

IN BRIEF

Former traditional barn converted into a home and completely renovated.

This spacious 4-bedroom house is located in a hamlet but is not overlooked.

There are magnificent views over the surrounding countryside.

A small additional barn could be renovated and converted into a gîte. Permission has been granted by the Mairie.

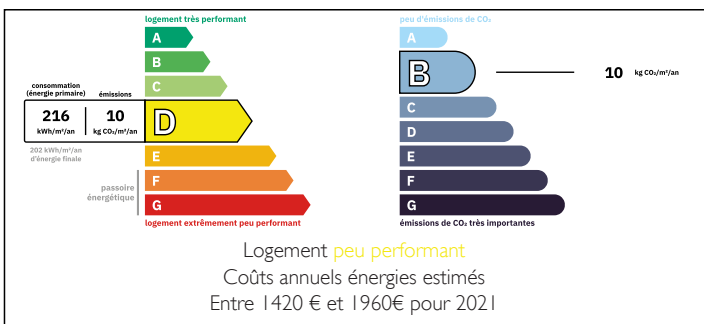
The 8,000 m2 plot comprises a garden area and pasture land.

The roof is fully insulated, as are the interior walls.

The village of Saint-Félix is very dynamic and offers many activities, associations and opportunities.



ENERGY - DPE



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DESCRIPTION

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The 8,000 m² plot comprises a garden area and pasture land.

The land is partially constructible, provided an application is made before the end of 2024.

The main house (165 m²) has two storeys.

Ground floor with polished concrete floor:

Entrance hall (10 m²) with storage area and staircase leading to the first floor

Living/dining room/equipped kitchen (48 m²), exposed beams, double-height ceiling and wood-burning stove

Two bedrooms (20 m² - 23m²)

Bathroom (7m²) with washbasin, bath, wc and shower

Separate WC with washbasin

First floor with parquet flooring

Mezzanine landing / Office area (28 m²) with utility room (5 m²) and storage room (4 m²)

Two bedrooms (11 m² each)

Shower room (3.5 m²) with washbasin, shower and separate WC

Outside

Private car park

Stone barn in need of renovation or conversion into habitable rooms (55m² floor area)

Heating by wood-burning stove and electric radiators, compliant septic tank and single glazed windows.

The roof is fully insulated, as are the interior walls.

LOCAL TAXES

Taxe habitation: 650 EUR

NOTES