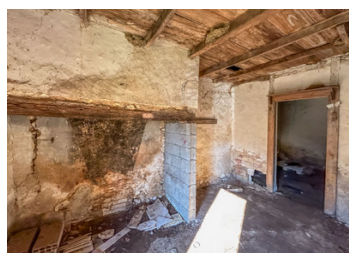


Barn to renovate in a quiet hamlet

EXCLUSIVE



ENERGY - DPE

DPE not required.

INFORMATION

Town:	Saint-Léon-sur-l'Isle
Department:	Dordogne
Bed:	0
Bath:	0
Floor:	75 m ²
Plot Size:	702 m ²

IN BRIEF

75 m² barn with 702 m² of land in a quiet hamlet

The barn can be used as a home or as a large storage area.

The barn is divided into two parts, one of which has a floor area of approx. 25 m² and the second part has a floor area of approx. 54 m² and an upper floor of approx. 25 m².

Railway station within walking distance

The Périgueux/Bordeaux motorway is easily accessible with no noise pollution.

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

SAINT-LEON-SUR-L'ISLE is located :

- 30 minutes from Périgueux town centre
- 7 minutes from Saint-Astier
- 7 minutes from Neuvic
- 35 minutes from Bergerac
- 1h15 from Sarlat
- 1h30 from Bordeaux

Close to the A89 motorway

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

NOTES