LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A38648LC24 Price: 31 600 EUR

agency fees included: 6600 € TTC to be paid by the buyer (25 000 EUR without fees)

Ancient house for complete restoration with garden. Rural countryside hamlet, 5km to bakery and bar - Dordogne















INFORMATION

Town:	Saint-Martin-de-Fressengeas
Department:	Dordogne
Bed:	1
Bath:	0
Floor:	73 m2
Plot Size:	710 m2

IN BRIEF

A lovely farmhouse with spacious garden for complete renovation. Situated in a peaceful rural countryside hamlet, just 5km from the local village with bakery, bars and restaurant. Many hiking trails can be found in the local vicinity along with the disused railway line which hosts the 'flow velo' a biking trail which stretches hundreds of kilometres towards the coastal beaches.

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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DESCRIPTION

This lovely cottage has a ground floor living area of 73m², there is a possibility to add further habitable space in the loft aspect. Electricity and water are not connected but available in the vicinity.

HOUSE 73m²
GROUND FLOOR
Living room 41,89m² (5,9m x 7,1m) stone fireplace, wood flooring, old sink, wood flooring, beams, front aspect door and windows.
Room 32,5m² (5m x 6,5m) wood flooring, beams, front aspect.

FIRST FLOOR
Loft area - for conversion to habitable space, low beam of 1.39m

Cellar

EXTERIOR
Small adjoining store
Detached open store
Rear garden of approximately 700m².

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

NOTES

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