

Renovation project with panoramic views of the valley



INFORMATION

Town:	Saint-Pardoux-la-Rivière
Department:	Dordogne
Bed:	3
Bath:	3
Floor:	90 m2
Plot Size:	2600 m2

IN BRIEF

This three bedroom terraced property requiring full renovation, set in a peaceful rural location with far-reaching views over open fields and rolling hills. This house offers a rare opportunity to create a bespoke home or summer rental. Outside, the property offers uninterrupted scenic vistas making it ideal for those seeking a project in a tranquil setting.



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.



DESCRIPTION

Entering the property you are welcomed into a large room which would make a good open plan kitchen/diner and a downstairs cloakroom/wc.

Up the original wooden staircase you arrive at the first floor with a very large bedroom and shower room.

Up the next flight of stairs brings you to a two smaller bedrooms, a shower room and a good space to create storage space or another living area.

This property also has a parcel of land outside the front with panoramic views over the valley and a parking space in front of the house.

The village of St Pardoux la Riviere is just 2km and has all the amenities you could need including a bakery, a newsagents, supermarket, post office, florist and numerous bars and restaurants.

There are also local swimming lakes and the 'Flow Velo' or 'Voie Vert' which is perfect for cycling and walking accessible only 500m from the property.

For more information please contact the agent.

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

LOCAL TAXES

Taxe foncière: 600 EUR

NOTES