LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A38927VIR24 Price: 130 800 EUR

agency fees included: 9 % TTC to be paid by the buyer (120 000 EUR without fees)

Stone house with outbuildings – Between Périgueux and the Vézère Valley















INFORMATION

Town:	Rouffignac-Saint-Cernin-de-Reilhac
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	102 m2
Plot Size:	1000 m2

IN BRIEF

Located in a charming hamlet halfway between Périgueux and the magnificent Vézère Valley, this stone house of approximately 100 m² offers a privileged living environment. It faces both northeast and south.

It comprises a cozy living room, a kitchen, several bedrooms, and modular spaces that can be redesigned to suit your desires.

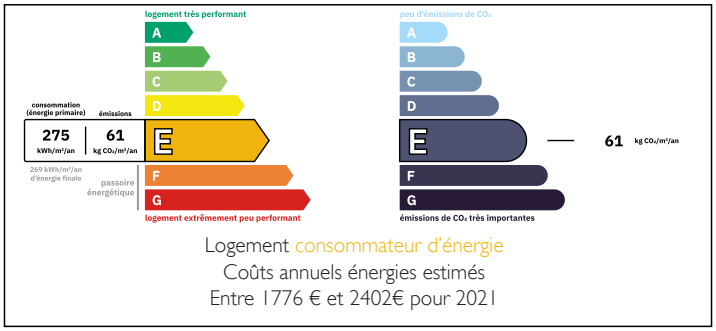
An adjoining barn of 115m² completes the property, offering numerous possibilities: workshop, guesthouse, storage space, or extension.

Some renovation work is required, but the potential is considerable for those who know how to reveal the full charm of this building.

The property is set on pleasant grounds, offering peace and authenticity, ideal for lovers of the countryside and the heritage of the Périgord region.

A wonderful opportunity not to be missed!

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 1776 € et 2402€ pour 2021

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.

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LOCAL TAXES

Taxe foncière:	**800 EUR**

NOTES

DESCRIPTION

The property comprises: Ground floor:
- a large 20 m² dining room
- a 16 m² living room
- a kitchen measuring approximately 7 m²
- a laundry room and barbecue area
- a 17 m² veranda
- at the end of the south-facing hallway, three 15 m² bedrooms.
- an 8 m² shower room
-1 toilet

In the basement, which opens onto the garden level, there is 57 m² of storage space, a boiler room, and a laundry room.

In addition, there is a 115 m² barn, plus a workshop and storage room.

This offers great potential for the property. The roofs appear in good condition to the untrained eye. The view to the south is splendid and the neighborhood is very friendly.

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

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