

## Stone house with outbuilding and swimming pool



## INFORMATION

Town:	Orliaguet
Department:	Dordogne
Bed:	4
Bath:	1
Floor:	124 m2
Plot Size:	9000 m2

## IN BRIEF

Characterful property in the heart of the Périgord Noir.

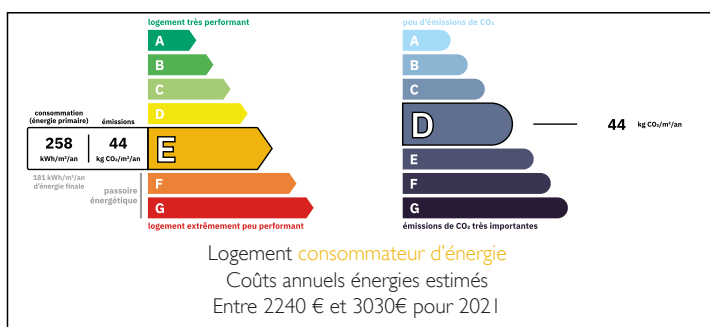
Come and discover this stone house offering peace and quiet in the countryside and great potential.

It comprises: An entrance hall with kitchen - living room with wood-burning fireplace - 4 bedrooms - 1 office - 1 separate toilet.

Outside, you can enjoy a large plot of land in the countryside with a heated swimming pool, terrace, and truffle garden.

A garage and outbuildings in need of renovation complete the property.

## ENERGY - DPE



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

Characterful property in the heart of the Périgord Noir.

Come and discover this stone house offering peace and quiet in the countryside and great potential.

It comprises: An entrance hall with kitchen - living room with wood-burning fireplace - 4 bedrooms - 1 office - 1 separate toilet.

Outside, you can enjoy a large plot of land in the countryside with a heated swimming pool, terrace, and truffle garden.

A garage and outbuildings in need of renovation complete the property.

-----

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

## LOCAL TAXES

**Taxe foncière: 1260 EUR**

## NOTES