

A pretty 17th century 1-2 bedroom stone house in a medieval hilltop village dominated by its castle

EXCLUSIVE

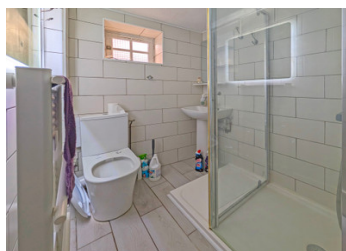
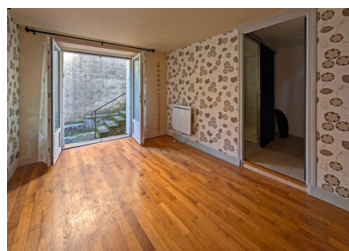


## INFORMATION

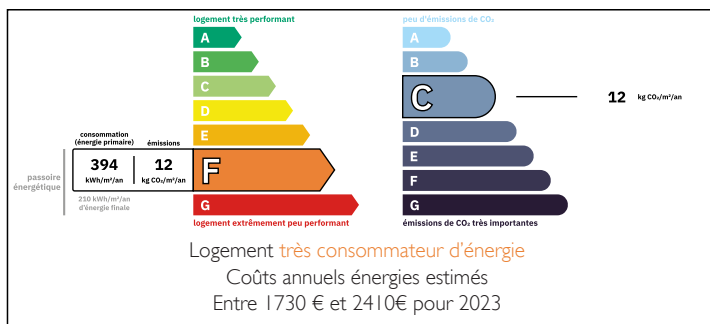
|             |                |
|-------------|----------------|
| Town:       | Badefols-d'Ans |
| Department: | Dordogne       |
| Bed:        | 2              |
| Bath:       | 2              |
| Floor:      | 70 m2          |
| Plot Size:  | 62 m2          |

## IN BRIEF

A 17th century stone property of character in an ancient hilltop village drenched in history, with shops and restaurants a short walk away. The property is neat and habitable leaving possible interior redecorating project which is reflected in a sensible asking price. Therefore, a brief and rare opportunity!



## 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

Ground Floor

Kitchen 17,5 m<sup>2</sup>

1st floor

Livingroom with large stone fireplace 21 m<sup>2</sup>

1st Bedroom 11,5 m<sup>2</sup>

Ensuite washroom with Shower, washbasin and w/c 3 m<sup>2</sup>

2nd floor

2nd bedroom 10 m<sup>2</sup>, ( 24 m<sup>2</sup> floor area 2 low beams)

Washroom with shower, washbasin and w/c 6,5 m<sup>2</sup>

Basement

Cellar

Outside

Narrow seating area (width of the house) outside entrance and partially the inner side

Amenities

Local shop and restaurants 2-5 minutes' walk

Train station 17 minutes by car

Airport (Brive) 45 minutes by car

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

## NOTES