LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A42677HEC24 Price: 32 600 EUR

agency fees included: 6600 € TTC to be paid by the buyer (26 000 EUR without fees)

Full renovation project in the heart of a charming village in the beautiful Périgord Vert.















ENERGY - DPE

DPE not required.

INFORMATION

Town:	Saint-Pierre-de-Côle
Department:	Dordogne
Bed:	0
Bath:	0
Floor:	100 m2
Plot Size:	2 m2

IN BRIEF

This property presents a rare opportunity to create a special home, offering a blank canvas full of potential. Ideally positioned in the heart of the village, it enjoys attractive views stretching across the River Cole and the surrounding countryside.

The village itself offers a good range of everyday amenities - a mini supermarket, boulangerie, restaurant and bar, and post office.

Perfectly situated, the property is just 15 minutes from Brantôme en Périgord — often referred to as the "Venice of the Périgord Vert" — and similarly close to Thiviers. Both vibrant market towns offer renowned weekly markets, along with an excellent selection of shops, restaurants, cafés, cinemas, banks, and other essential services. St-Jean-de-Cole is also only 7km away – this is a stunning village, officially one (out of 176) of the "Les Plus Beaux Villages de France".

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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NOTES

DESCRIPTION

This characterful property of approximately 100m² (in total) presents an exciting opportunity for buyers seeking a renovation project. This property offers the perfect blank canvas to create a unique home, holiday retreat, artist's studio, or bespoke countryside getaway tailored entirely to individual tastes and requirements.

The property consists of a ground floor and second floor / mezzanine which adds versatility to the living space, offering scope for additional sleeping accommodation, a home office, or a relaxing lounge area overlooking the main interior. Existing electricity infrastructure is present within the building; however, it is currently disconnected and requires complete rewiring throughout before a new electrical connection can be established.

Whilst the property does require full renovation and the installation of water and other modern utilities, this allows future owners complete freedom to design and configure the space exactly as they wish. A kitchen is also included with the sale and is ready to be installed once the property has been restored to a habitable standard.

Outside, there is a small outdoor area; ideal for a small table and a couple of chairs.

Combining character, potential, and flexibility, this is a rare opportunity to transform a distinctive property into something truly special.

All measurements are approximate.

TOWN LOCATIONS
Brantôme en Périgord : 12.5km
Thiviers : 14.2km
Périgueux : 27km
Angoulême : 71 km
Bordeaux : 154 km