LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A43048JT24 Price: 381 500 EUR

agency fees included: 6 % TTC to be paid by the buyer (360 000 EUR without fees)

Character property built in the 17th century with dovecote, outbuildings, 3.7 hectares of land.















INFORMATION

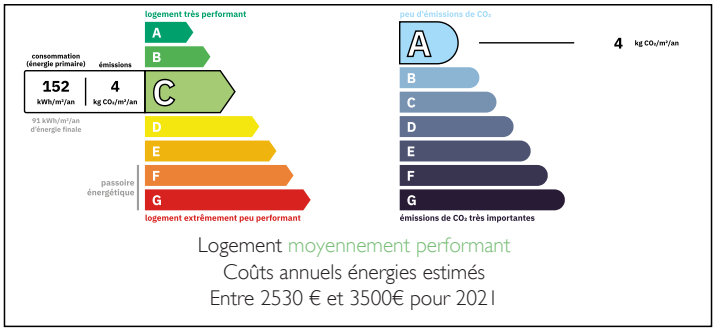
Town:	Saint-Germain-des-Prés
Department:	Dordogne
Bed:	7
Bath:	3
Floor:	300 m2
Plot Size:	37000 m2

IN BRIEF

Exceptional property situated in a calm spot with panoramic views over the valley, not far from excideuil and all amenities.
Heat pump central heating, individual septic tank, double glazing.

The property is composed of a spacious living area, an apartment, and a seperate gite with private access.
You will find outbuildings, a dovecote and an extra outbuilding which could be used as a horsebox (250m²).
The land of 3.7 hectares is shaded with a magnificient centennial oak tree, a courtyard and a garden with 2 ponds.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 2530 € et 3500€ 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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A43048JT24 Price: 381 500 EUR

agency fees included: 6 % TTC to be paid by the buyer (360 000 EUR without fees)







LOCAL TAXES

Taxe foncière: **1250 EUR**

NOTES

DESCRIPTION

The main house is around 260m², composed of 8 rooms, 4 bedrooms on the ground floor.
An independant apartment fully renovated with kitchen/living room, bedroom, shower room and WC, there is a private access and terrace.
Vaulted cellar and terrace.
The rooms are full of natural daylight, spacious with stone walls and wooden beams, stone fireplace, wooden flooring.

Independant gite of 50m² with kitchen, living room, shower room and WC, 2 bedrooms, garage.
Outbuildings; beautiful dovecote, storage space, workshop and carport.
Hangar of 250m², ideal for animals, with water and electricity connected.

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

International: +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr