

Village property including a house, old bakery and an apartment with garden

EXCLUSIVE



INFORMATION

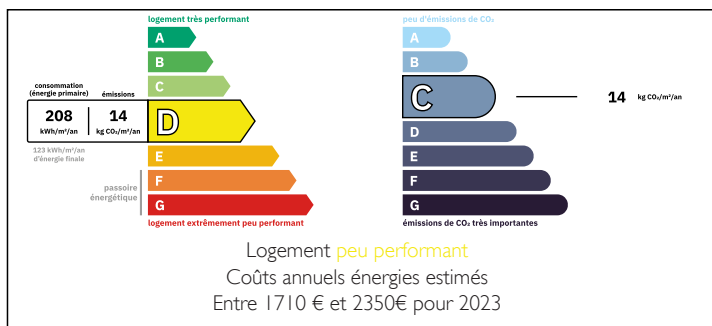
Town:	Mialet
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	124 m2
Plot Size:	1020 m2

IN BRIEF

Located in the centre of a village in the North Dordogne, this property is ideal for someone who wants to open a shop whilst living next door. Or it could be converted into one large house, two houses or apartments with the correct permission.



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

The house is comprised of a kitchen and lounge on the ground floor. There is a stunning open fireplace in the lounge and doors that lead to the rear garden. There is an outbuilding for storage at the back of the house which also houses a toilet and a shower. The stairs lead to two bedrooms with beautiful original oak flooring. The first bedroom leads to the other and the bathroom.

Dimensions:

Kitchen 12.8m²

Lounge 28m²

Outbuilding 6m²

Bedroom 1 23m²

Bedroom 2 11.7m²

Bathroom 5.2m²

The other part to the building was most recently used as a bakery with a shop entrance, a private entrance into the hallway which leads to an apartment of three rooms and a shower room.

At the rear, there are numerous outbuildings used for the bakery, a kitchen and drying room, a WC and an open sided barn. This side also has a garden.

Dimensions:

Ground floor -

Shop 22m²

Kitchen 12m²

Drying room 18m²

Laboratory 10m²

Bakery 29.5m²

WC

Barn 65m²

First floor-

Room 8m²

Room 19m²

Room 15m²

Shower room 2.8m²

Above both sides of the property, there is a large convertible attic space.

This represents an excellent opportunity to give a new lease of life to a beautiful old building in the

NOTES