LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A43521JES24 Price: 119 900 EUR

agency fees included: 9 % TTC to be paid by the buyer (110 000 EUR without fees)

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















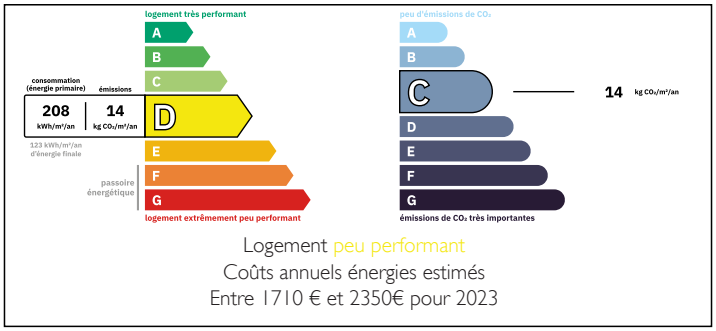
INFORMATION

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



Logement peu performant
Coûts annuels énergies estimés
Entre 1710 € et 2350€ pour 2023

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

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