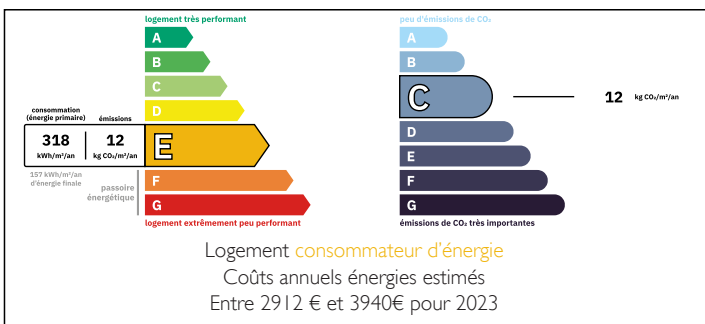


Stone house with barn to convert, swimming pool and 2 hectares – Périgord Noir

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Azerat
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	100 m ²
Plot Size:	23316 m ²

IN BRIEF

Located in a calm environment, in the heart of a charming hamlet in the Périgord Noir, this traditional stone property enjoys an ideal setting, less than 10 minutes from local amenities and under 2 hours from Bordeaux and Limoges.

The property, which could almost be mistaken for a small private hamlet, comprises a main house of approximately 100 sqm of living space, featuring a spacious 30 sqm living area, a second lounge, a kitchen, two bedrooms, a full bathroom, and an entrance veranda.

Outside, you will benefit from numerous outbuildings, including a barn with a roof redone in 2013 offering excellent conversion potential, a covered carport for two vehicles, a workshop, as well as a former bread oven building that could be transformed into an independent space (games room, spa, jacuzzi, etc.).

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 property comprises several buildings offering strong potential.

I - Main house: 100 sqm of living space

BASEMENT: 35 sqm

GROUND FLOOR:

Entrance via veranda: 5 sqm

Living / dining room: 30 sqm

Second lounge: 17 sqm

Separate kitchen: 8 sqm

Utility room: 5 sqm

Bathroom: 5 sqm (double sink, bathtub and 80x80 shower)

Bedroom 1: 18 sqm with built-in storage

FIRST FLOOR:

Landing

Bedroom 2: attic-style, 11 sqm (maximum ceiling height: 3.50 m)

II - Outbuildings and exterior

Large barn with roof redone in 2013: 70 sqm footprint (potential for approx. 130 sqm total with upper level)

Stone carport / covered area of approx. 45 sqm (ideal for two cars in tandem)

Wood workshop: approx. 10 sqm

Additional outbuilding: 20 sqm (ideal for games room, jacuzzi or sauna)

III - Land and features

The property sits on over 2 hectares of land, offering peace, privacy and a beautiful natural setting.

You will also benefit from a chlorine swimming pool (9x4), perfect for enjoying sunny days.

LOCAL TAXES

Taxe foncière: **700 EUR**

NOTES