

3 houses, in ground pool, 1 HA of land in a small hamlet.



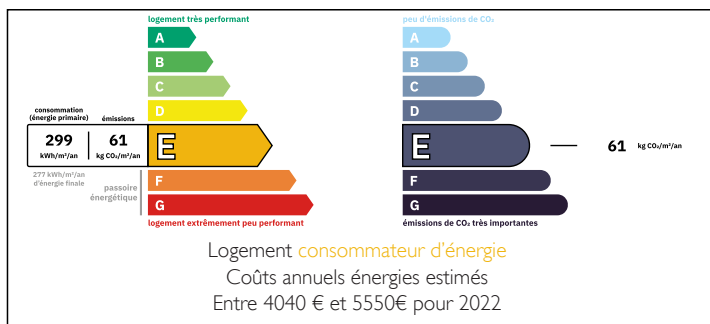
INFORMATION

Town:	Saint-Cernin-de-l'Herm
Department:	Dordogne
Bed:	7
Bath:	5
Floor:	265 m2
Plot Size:	10271 m2

IN BRIEF

A unique opportunity and a unique setting. Three stone houses set in their own small 'hamlet', an in-ground pool, outbuildings, a wood fired bread oven, and surrounded by just over 1 HA of land. This property would be ideal to be rented as three gîtes or as a main house with two gîtes. The principal house (approx. 139 m2), with a typical Périgourdine pigeonier tower, includes on the garden level a kitchen, a utility room, and a wine cellar. Doors from the kitchen lead onto a terrasse. On the first floor, there is an entrance, a large living room (around 35 m2) with a wood burner, and doors leading to a terrasse at the rear of the house. There is also an office, a bedroom, a bathroom, and a separate WC. Upstairs, there is a landing, a dressing...

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

Upstairs, there are two bedrooms and a shower room/WC. Outside, is a terrasse and the in-ground swimming pool with views over the countryside. The second gîte (approx. 70 m²), has on the ground floor, a living room with wood burner, a kitchen (loft space above), and a bedroom with an ensuite shower room/WC. Upstairs, under the eaves, is a bedroom, and a small shower room/WC. Both gîtes have a 'G' energy efficiency rating (DPE). Outside, there is a large barn with workshop, a building housing the bread oven, and the old piggery. The property is located near popular tourist sites such as the bastide towns of Villefranche, Monpazier, and Belvès. The village, has a bar/restaurant/small grocery store business, within walking distance. More photos are available upon request.

Technical Aspects:

- There are no financial records since the current owners are not running it as a business
- Fibre optics is available in the area
- All three houses would need refreshing/modernisation
- The three septic tanks function but do not conform to current regulations (1 year, after purchase, to undertake the works).

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

LOCAL TAXES

Taxe foncière: 2110 EUR

NOTES