

In a beautiful, traditional village in Corrèze, near the Dordogne, a charming house in need of renovation



## INFORMATION

|             |                       |
|-------------|-----------------------|
| Town:       | Argentat-sur-Dordogne |
| Department: | Corrèze               |
| Bed:        | 3                     |
| Bath:       | 2                     |
| Floor:      | 95 m2                 |
| Plot Size:  | 210 m2                |

## IN BRIEF

A rare find! In a charming village full of character in Corrèze, 2 km from the Dordogne and 3 km from all amenities, a lovely house dating from 1893 in need of complete renovation. A must-see for enthusiasts!



## ENERGY - DPE

DPE not required.

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

This property comprises two adjoining houses with basements in need of renovation. The slate roof will need to be repaired.

House No. 1:

Ground floor: a large 36m<sup>2</sup> living room with an open-plan fireplace, a 10m<sup>2</sup> bedroom, a bathroom with a shower, and a toilet.

First floor: two bedrooms (16m<sup>2</sup> and 14m<sup>2</sup>).

Basement: 36m<sup>2</sup> cellar

House No. 2 – Single-storey ground-floor flat comprising a 20m<sup>2</sup> room serving as a kitchen, bathroom, living room and toilet.

In the basement: a 28m<sup>2</sup> cellar.

Fenced garden of 210m<sup>2</sup>

Property situated 3 km from the centre of Argentat-sur-Dordogne, 20 km from Beaulieu-sur-Dordogne, 32 km from Tulle and 43 km from Brive-la-Gaillarde (airport).

Remarkable natural and historic surroundings.

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

## LOCAL TAXES

**Taxe foncière: 300 EUR**

## NOTES