LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45176SUG24 Price: 31 600 EUR

agency fees to be paid by the seller

A late medieval/early renaissance stone cottage to restore in an historic hilltop village close to a castle

EXCLUSIVE















INFORMATION

Town:	Badefols-d'Ans
Department:	Dordogne
Bed:	0
Bath:	0
Floor:	43 m2
Plot Size:	0 m2

IN BRIEF

Situated in a village dripping in history and just beyond the gate of a medieval fortress stands this fabulous cottage, with its carved stone doorways and stone steps up to a high entrance is within a short walk to the village shop and restaurant. There are two relatively high ceiling rooms at street level that have been used as cellars, and 2 first floor rooms with a stone pillared fireplace and niche windows. The property is structurally sound, and the slate roof appears to be in a satisfactory condition with some slates missing at various areas parts of the ridge. Therefore, the price takes into account the need for all necessary work, refurbishment and plumbing. An easily affordable opportunity to own your own authentic piece of history.

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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NOTES

DESCRIPTION

Ground level
Room 1 with carved stone entrance (15th/16th century) from the lane only, (used in later epochs as a cellar) exposed stone and ceiling beams (later replacements) and a niche under the entrance stone steps and a second niche with remnants of an earlier stone interior steps to the 1st floor 12,60 m²

Room 2 with carved stone entrance (15th/16th century) from the lane only, (used in later epochs as a cellar) exposed stone and ceiling beams (later replacements) blocked arched feature (possible stone sink) 23,5 m²
Entrance to a tiny courtyard (originally open but now roofed) ancient stone steps to a 1st floor level carved stone entrance door 12 m²

1st Floor
Room 1 with niche window, exposed beams and rear niche area (possible original access to floor below now blocked) 14 m²

Room 2 with niche window, exposed beams and large stone fireplace, ladder access through trap door to the loft area 29 m²

Amenities
Local shop and restaurants 2-5 minutes' walk
Train station 17 minutes by car
Airport (Brive) 45 minutes by car

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

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