LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45949OD24 Price: 295 000 EUR

agency fees to be paid by the seller

House with great potential, spread over three floors, with a large garden full of trees







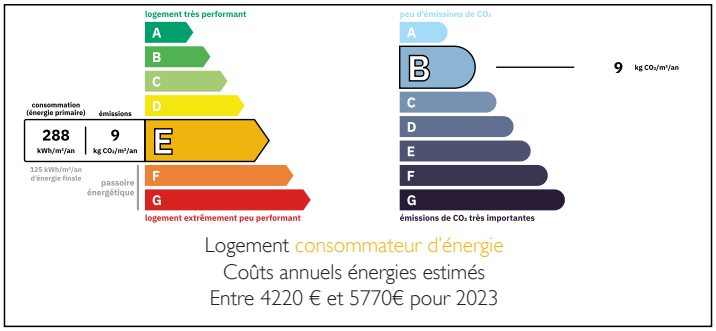








ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 4220 € et 5770€ pour 2023

INFORMATION

Town:	Champcevinel
Department:	Dordogne
Bed:	7
Bath:	3
Floor:	195 m2
Plot Size:	3724 m2

IN BRIEF

An authentic Périgord house offering great potential, ideal for a large family, a rental venture or a holiday cottage business. This characterful property comprises three separate levels, offering a wide range of possibilities for conversion and use.

Situated in the immediate vicinity of shops, schools and amenities, it enjoys a convenient location whilst benefiting from pleasant surroundings. The property stands on a large, tree-lined plot offering peace and privacy.

You will also appreciate its many outdoor features: a double garage, a garden shed and extensive green spaces. The spacious rooms, the charm of the period property and the numerous possibilities for conversion will appeal to buyers seeking a unique property to develop according to their own tastes.

A rare opportunity combining character, space and

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.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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LOCAL TAXES

Taxe foncière: **2000 EUR**

NOTES

DESCRIPTION

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A rare opportunity combining character, space and potential in a sought-after area.

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