LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46576JT24 Price: 119 900 EUR

agency fees to be paid by the seller

Renovation project; close to Pompadour, beautiful little house with 1 bed gite situated in the countryside.















INFORMATION

Town:	Saint-Cyr-les-Champagnes
Department:	Dordogne
Bed:	1
Bath:	1
Floor:	150 m2
Plot Size:	4945 m2

IN BRIEF

Property with independant 1 bed gite liveable straight away, fully renovated throughout with a bread oven and garage.
Situated in a beautiful, calm spot in the countryside only 8 minutes away from Pompadour, known for its casino and equestrian center.

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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DESCRIPTION

Gite of 30m² composed of an entrance into lounge/fitted kitchen, shower room with WC and bedroom.

The house offers around 120m² on two levels to be renovated, possibility to create 2 - 3 bedrooms + bathroom.

A stone barn of 260m², currently used as a workshop.
Attached garden, and bread oven.

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

NOTES

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