

House comprising four bedrooms, two kitchens, a dining room, two bathrooms, two toilets, and a workshop.



INFORMATION

Town:	Saint-Martin-le-Pin
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	200 m2
Plot Size:	27032 m2

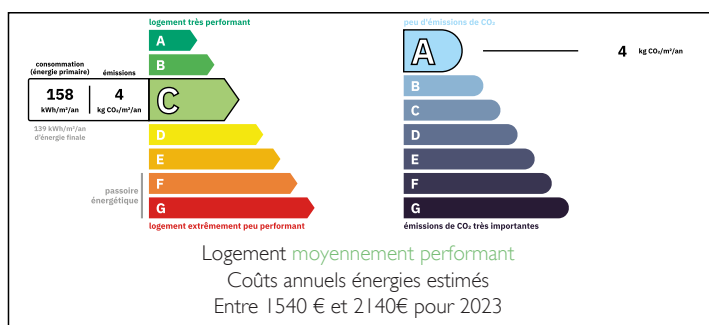


IN BRIEF

This two-storey house comprises four bedrooms, two kitchens, a dining room, two bathrooms, two toilets, and a separate room with its own kitchen. The property also includes a 200 m² workshop with office space.

Set on a generous 20,732 m² plot, the property offers a wide range of possibilities for further development. It is particularly well suited to keeping horses or for a variety of other activities.

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

Family Home with 200 m² Workshop on 2 Hectares

Located in a quiet and peaceful small village, this spacious two-storey property offers generous living areas and plenty of potential.

The ground floor comprises a separate kitchen, dining room, bedroom with dressing room, bathroom and separate WC. Upstairs, there are three bedrooms, a bathroom, a separate WC, and an additional room with a kitchen.

The property also benefits from a large 200 m² workshop with office space, ideal for a professional, craft or storage activity.

The whole property sits on approximately 20,732 m² of land, offering a peaceful setting and numerous possibilities. The land would be particularly suitable for keeping horses, creating an equestrian facility, or developing another type of activity.

A versatile property offering peace, space and great potential, ideal for those looking for a rural lifestyle with additional professional or leisure possibilities.

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

LOCAL TAXES

Taxe foncière: 2029 EUR

NOTES