

A large stone tower on a hill to restore with a gateway wing and stunning views sector La Chapelle Saint Jean.



INFORMATION

Town:	La Chapelle-Saint-Jean
Department:	Dordogne
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	1250 m2



IN BRIEF

This highly individual tower was originally built in 1879 onto an older wing over a gateway (that is included as well as the room/building above) and attached to the house next door, is at the end of a no through lane of a tiny hamlet with pond on the green on one side and views across the valley the other. The tower has beautiful octave/concave stone walls which are sound, as well as the floors and with good roofs including over the gateway. There is another wing attached that is currently a ruin that could be reduced to a walled garden, 1st story terrace or restored. There are many architectural possibilities to incorporate the view and concessions offered by the next-door owner to increase privacy and the option of acquiring more land.

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

Ground floor 1st room 44 m²

Ground floor 2nd area (ruin) 76 m²

Gateway 24 m²

First floor above gateway 20 m²

First floor of the tower that stretches through and including the ruined area (entire area) 126m²

Water and electricity close by

Land approximately 1778m² and negotiable.

All sizes are approximate.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES