

Old stone farmhouse to restore, outbuildings and 1 ha of flat land. 29km from Périgueux in quiet countryside.

**EXCLUSIVE**



## INFORMATION

Town:	Coulaures
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	150 m2
Plot Size:	10000 m2

## IN BRIEF

Nice stone house in quiet countryside on 1 hectare of flat land.

Beautiful house of character and its outbuildings (barn, garage) offer lots of potential. To renovate entirely. Ideally situated in the commune of Coulaures, 29 km from Périgueux with direct access.

Exposed stone, beams, open fireplace ...

Project to be entirely rethought to give life again to these beautiful houses of Périgord.



## 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

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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