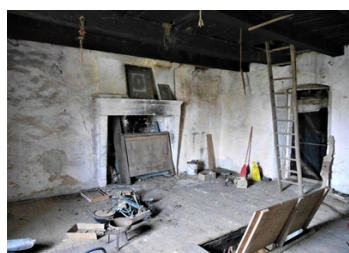


Delightful property to renovate near La Rochebeaucourt - garden, outbuildings

EXCLUSIVE



ENERGY - DPE

DPE not required.

INFORMATION

Town:	La
Department:	Rochebeaucourt-et-Argentine Dordogne
Bed:	4
Bath:	1
Floor:	110 m2
Plot Size:	1051 m2

IN BRIEF

This is a property with charm to lovingly restore - there is everything to do but you would finish with a lovely property of 3 bedrooms.

Original features still present - it is in a little hamlet cycling distance from La Rochebeaucourt with its post office, boulangerie, hairdresser, bar/tabac and restaurant etc. near to Verteillac, Villebois Lavalette and 35 minutes from Angouleme. A huge amount to do here with amazing walks, brocantes, kayaking etc.

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

You enter the property into a hall with a traditional charentaise built in cupboard and a small room immediately on your right. On your left you enter the kitchen which opens to the garden and onto a sitting room with insert, stairs going to first floor with 2 bedrooms with possibility to re-open an access to a third Bedroom, large enough to develop a family bathroom as well. There are 2 extra rooms on the ground floor one with a very old fireplace. Garden and old chapel or small barn and a bit of garden the other side of a very quiet road.

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