

Old stone house + barn to renovate in a quiet location. 10 Minutes from Gourdon & 20 minutes from Sarlat

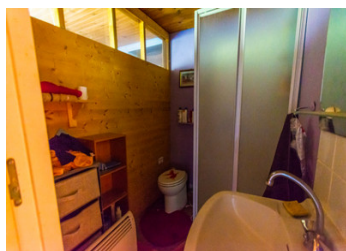
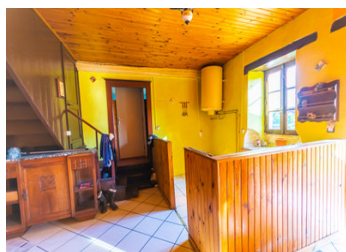


INFORMATION

Town:	Fajoles
Department:	Lot
Bed:	2
Bath:	1
Floor:	75 m2
Plot Size:	610 m2

IN BRIEF

Stone house + barn to renovate in a quiet location between Gourdon & Sarlat. Perfect project for a holiday home, holiday rental or long term rental investment.



ENERGY - DPE

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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 walk through the front door of the house into the open plan kitchen, dining room and living room with a beautiful, large old stone fireplace. There is also a large downstairs bedroom with private access to the outside and an ensuite bathroom.

As you head upstairs, there is a second large bedroom and what could be a storage room or walk-in dressing room.

The roof and stone walls are in excellent condition.

The barn is divided into two rooms by a large stone support wall. One room is approximately 48m² and the other is approximately 18m². There is the same surface area upstairs, so this barn could theoretically be converted into approximately 130m² of habitable space.

There is a garden in front of the house with a mature hedge that blocks the view of the very quiet road in front of the house.

Living room ~ 24m²
Kitchen ~ 9m²
Bedroom 1 ~ 16m²
Bathroom ~ 2.5m²
Bedroom 2 ~ 21m²
Dressing room/storage ~ 4.5m²

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