

Stone house with outbuildings and panoramic views in the Black Périgord.



## INFORMATION

Town:	Badefols-d'Ans
Department:	Dordogne
Bed:	4
Bath:	1
Floor:	145 m2
Plot Size:	3000 m2



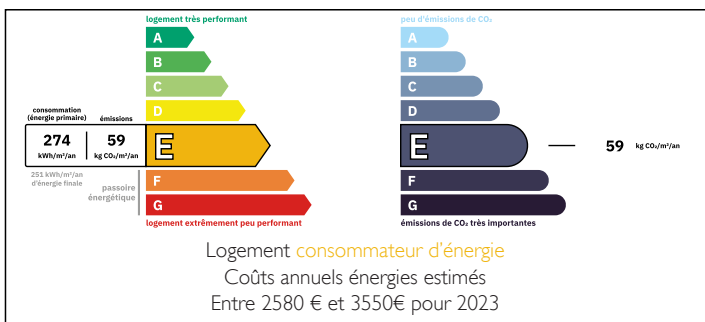
## IN BRIEF

This superb stone property is situated in a small hamlet in the country side, a very calm spot with panoramic views over the Black Périgord.

Not far from Badefols d'Ans you will find your local amenities.

The house is surrounded by outbuildings on 3000m<sup>2</sup> shaded garden, there is possibility to create an independant gite with the outbuildings.

## 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.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

The house offers 150m<sup>2</sup> of living space, composed of an entrance leading into the dining room and kitchen, large lounge with fireplace and wooden floors. Large bedroom with pretty views, shower room and separate WC, office, small bedroom and private terrace.

First floor:

Hallway with storage leading onto 3 bedrooms with wooden floors, there is also an extra room which could be turned into another bedroom/playroom etc.

Basement; large workshop/summer kitchen with boiler room, around 140m<sup>2</sup>.

Outbuildings:

Large garage of over 160m<sup>2</sup>.

Stone barn of 200m<sup>2</sup> useful for storage, could be renovated into more living space.

There is also another small building of 50m<sup>2</sup> with a newly fitted roof.

Oil or wood central heating.

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