

Detached country house to renovate with over 7000m of land in a quiet location



INFORMATION

Town:	Parcoul-Chenaud
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	50 m2
Plot Size:	7397 m2

IN BRIEF

With great potential, this house was built in 1986 by a traditional carpenter, and part of the basement has been converted into 50m² living space.

The basement comprises a living area, two bedrooms and a small shower room with toilet. The first floor offers 90m² of living space, which can be converted to suit your tastes and needs. It also benefits from a magnificent traditional roof frame. This property represents a sound structure just waiting to be completed.

Nestled in a tranquil and picturesque setting near the village of Chenaud, which boasts a restaurant, and close to St-Aulaye with its array of shops and riverside beach, this property could be transformed into an exceptional family home with around 160m² of living space.

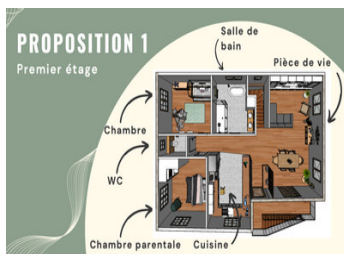


ENERGY - DPE

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

House on 2 levels

Ground floor :

Garage/cellar : 34m²

Kitchen/lounge : 23m²

Bedroom 1 : 15m²

Bedroom 2 : 12m²

Shower room with WC : 3,50m²

1st floor to be renovated: accessible from outside (staircase to be installed inside - space provided) 90m² with 10m² covered terrace

Garden shed : 27m² (electric water tank)

Small outbuilding : 10m²

Single glazing

No insulation

Oil stove

Roof maintained until 2015

Part of the land is constructible

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