

4 bedrooms stone house for renovation barn and outbuilding. In village

EXCLUSIVE



INFORMATION

Town:	Pinsac
Department:	Lot
Bed:	4
Bath:	1
Floor:	90 m2
Plot Size:	1458 m2

IN BRIEF

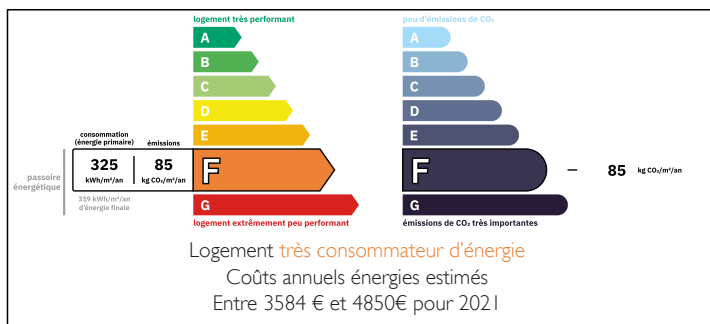
Set on a quiet road with views on the hills, this former farm comprises a large 4-bedroom house, a huge barn, a former tobacco drying barn and lots of small outbuildings, all opening onto the south-facing inner garden.

The house is habitable as it stands, but will be much more comfortable after renovation

Good to know : another plot (garden) of 850 m2 on the other side of the path

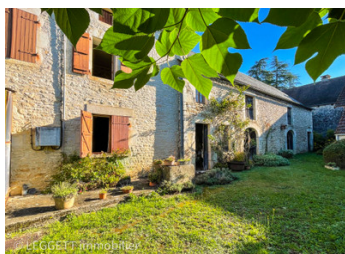
The barn and outbuildings are in good structural condition, with lots of potential. A lovely project with lots of charm, ideally located 10 minutes from Souillac (train and A20 exit) and 2 minutes from the Dordogne beaches! More details below

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.



DESCRIPTION

SURFACES (approximate)

House comprises 1) on the ground floor: living room with kitchen, sitting room with inglenook fireplace, independent WC; first floor: 4 bedrooms, bathroom, attic.

Barn, tobacco dryer, small outbuildings

HOUSE

Ground floor :

- Large eat-in kitchen: 17.50 m²
- WC, entrance
- living room with inglenook fireplace: 20 m²

1st FLOOR

- Landing
- bathroom with shower: 3.25 m²
- bedroom 1 with cupboard: 10 m²
- bedroom 2: 10 m²
- bedroom 3: 10 m²
- bedroom 4: 10 m²

ATTIC: 50 m²

OUTBUILDINGS

- barn: 110 m² with two levels
- shed/dryer: 25 and 50 m²
- pigsty, sheds

TECHNICAL SIDE

- barn: roof and timber in good condition ; slate roof : some tiles to be replaced
- shed/dryer: roofs in very good condition
- central gas heating for stove, hot water, heating
- mains drainage
- first floor: convector heaters not working
- single glazing / overglazing
- attic: uninsulated, preventive termite treatment
- rainwater recovery tank 40 m³

plot of approx. 600 m² with buildings,
another garden on the other side of the lane of

LOCAL TAXES

Taxe habitation: EUR

NOTES