

Single-storey 2-bed house to refurbish, and 300m2 outbuilding, ideal workshop, garage or business premise.



INFORMATION

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|-------------|-----------------------|
| Town: | Saint-Jory-de-Chalais |
| Department: | Dordogne |
| Bed: | 2 |
| Bath: | 1 |
| Floor: | 107 m2 |
| Plot Size: | 5072 m2 |



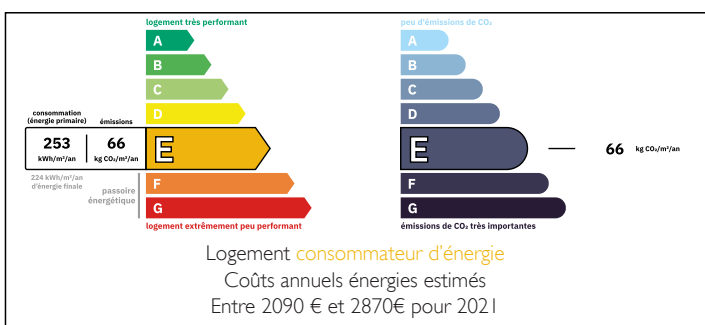
IN BRIEF

This compact house is deceptively spacious, thanks to its open-plan living area. A low partition separates the kitchen but otherwise the room is open, and flooded with light from south-facing windows and large glass sliding doors. The main living area has wooden beams and a feature stone wall with a stone fireplace. The area around the fireplace is arranged as a cosy lounge, with a view out to the patio which is surrounded by flowers. From the lounge, a door leads to 2 bedrooms, a bathroom and a WC. A large utility space is accessed from the dining area. Refurbishment required.

As well as the house, the property has a 300m2 outbuilding, ideal for businesses needing workshop, studio or storage space. Easy access to a National Route and a large parking area offers logistical benefits.

The garden surrounds the house...

ENERGY - DPE



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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

This compact house is deceptively spacious, thanks to its open-plan living area. A low partition separates the kitchen but otherwise the room is open, and flooded with light from south-facing windows and large sliding glass patio doors. Decorated in a traditional style, the main living area has warm wooden beams and a feature stone wall with a stone fireplace. Around the fireplace this area is arranged as a cosy lounge, with a view out to the patio which is surrounded by mature shrubs and flowers. From the lounge, a door leads to two double bedrooms, the bath room and the WC. A large utility space is accessed from the dining area. Refurbishment required.

As well as the house, the property has a 300m² outbuilding, ideal to accommodate a variety of businesses in need of workshop, studio or storage space. Easy access to a National Route and a large parking area offers logistical benefits.

The garden surrounds the house on all sides, and has plenty of mature shrubs and trees giving the feeling of privacy. The front of the house faces into the garden and has a sunny tiled patio surrounded by flowers, the perfect spot for outdoor dining.

This house and outbuilding with large garden and excellent transport access has great potential to be realised. The house is double-glazed and has oil-fired central heating. Sanitation is catered for by a septic tank which buyers should plan to replace. The outbuilding can be accessed by large vehicles and...

LOCAL TAXES

Taxe foncière: 1430 EUR

Taxe habitation: EUR

NOTES