

Bourgeoise village house in Périgord Noir



ENERGY - DPE

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INFORMATION

Town:	Meyrals
Department:	Dordogne
Bed:	5
Bath:	3
Floor:	250 m2
Plot Size:	246 m2

IN BRIEF

Beautiful bourgeoise house to renovate in central location of a very charming village in Perigord Noir.

This house offers spacious accommodation and an undeniable potential, making it ideal as a large family home or for a bed and breakfast project.

It is laid out as follows:

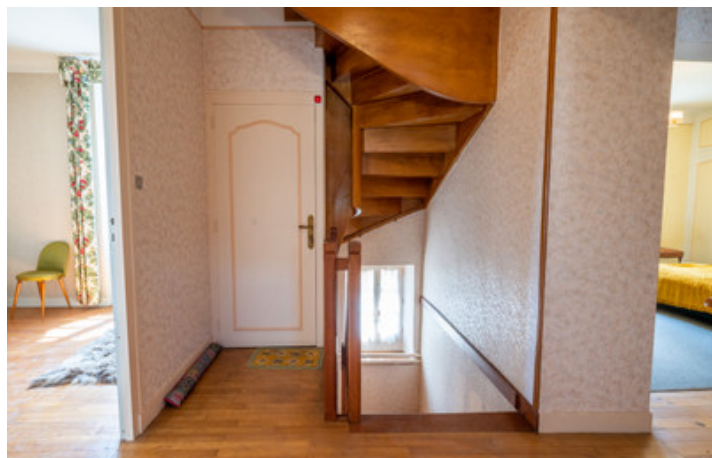
On the ground floor - living room, kitchen, dining room, WC and shower room.

Upstairs - five bedrooms, a bathroom, a shower room, two WCs and a storage/dressing room.

A -potentially- commercial space with display onto the street, an enclosed courtyard of 50 m², a large utility room with courtyard access, a cellar, a small studio flat (in need of renovation) and large attic space suitable for conversion complete this property.

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

The house is laid out as follows:

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A -potentially- commercial space with display onto the street, an enclosed courtyard of 50 m², a large utility room with courtyard access, a cellar, a small studio flat (in need of renovation) and large attic space suitable for conversion complete this property.

Bakery, school, hairdresser and restaurant less than a minute's walk away.

The attractive village of St Cyprien and all its amenities only are a 5-minute drive away.

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

LOCAL TAXES

Taxe foncière: 1700 EUR

Taxe habitation: EUR

NOTES