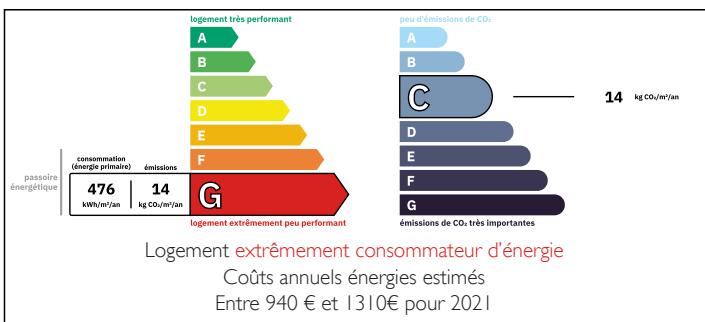


## Stone house to renovate with large barn



## ENERGY - DPE



## INFORMATION

Town:	Calès
Department:	Dordogne
Bed:	0
Bath:	0
Floor:	96 m2
Plot Size:	1543 m2

## IN BRIEF

Beautiful renovation project in a charming village for country living but close to amenities.

The main house needs major modernization, but remains habitable.

Other small buildings as well as a large barn could accommodate your finest personal or family projects.

The buildings are stone and the roof is new.

The work to be carried out is on the interior to modernize the spaces and on the barn.

The house is 96m2 and the under-roof could be converted.

The barn has a floor area of 70m2 and could be converted into a second floor.

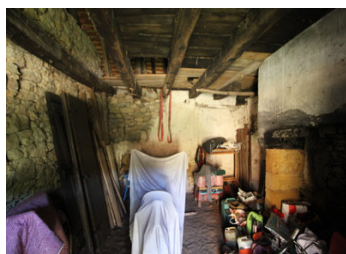
There's also an old detached garage on the plot.

The land is suitable for swimming and is quiet, but there are neighbors..

It is possible not to buy the barn with a substantial price reduction.

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

Beautiful project in the countryside but close to amenities.

These two stone buildings need to be modernized. The house is 96 m<sup>2</sup> and comprises a non-equipped kitchen with fireplace (21m<sup>2</sup>), a living/dining room with fireplace (25m<sup>2</sup>), a bedroom (14m<sup>2</sup>), two cellars/rooms to convert (15-21m<sup>2</sup>).

The barn has a floor surface area of 70m<sup>2</sup> and can be converted into a second floor, with existing openings for windows and doors.

The roof of the house is new, while that of the barn is in good condition.

There is currently no septic tank or shower room.

An old garage and a pigsty are located on the land, which is suitable for a swimming pool.

The property is in a quiet location, but with neighbors.

A great renovation project in the heart of a beautiful village.

It is possible not to buy the barn with a substantial price reduction.

All the amenities you need to live happily in the countryside are 10-15 minutes away.

Le Buisson de Cadouin 10 km

Trémolat 5 km

Lalinde 8 km

Bergerac 29 km

Sarlat 46 km

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

## LOCAL TAXES

Taxe foncière: 600 EUR

Taxe habitation: EUR

## NOTES