

Old stone house to restore with a garden in a hamlet in the Green Périgord.



## INFORMATION

Town:	Mareuil en Périgord
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	79 m2
Plot Size:	420 m2

## IN BRIEF

Old country house in need of restoration. 2.5 kilometres from a Périgord village. 6km from shops, doctors and chemist.



## 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

Ground floor: room with wood burner, 25m<sup>2</sup> and wooden floor; kitchen with wood burner 23m<sup>2</sup>; shower room and WC 7.6m<sup>2</sup>. Cellar: 25.43m<sup>2</sup>. Bedroom: 23.6m<sup>2</sup>.

First floor: Two bedrooms: 18.33 and 11.57m<sup>2</sup>.

Barn: 50m<sup>2</sup>. Garden opposite.

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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 habitation: EUR

## NOTES