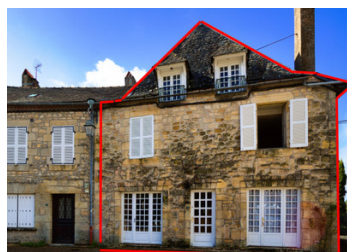


Stone, semi detached, character house to renovate in the heart of Ayen, a village close to the Dordogne.



INFORMATION

Town:	Ayen
Department:	Corrèze
Bed:	4
Bath:	3
Floor:	200 m2
Plot Size:	0 m2



IN BRIEF

This spacious house located in the heart of a pretty, charming village. has approx 200m2 of habitable space for total renovation and offers the possibility to turn it to 2 separate homes. A 3-storey house and an apartment on the ground floor with its own entrance and own cellar. The ground floor of the house was formerly a brocante shop.

Ground floor : an entrance hall and on the left hand side the space used as a brocante shop.

First floor : 3 bedrooms, 2 bathrooms, a kitchen and a living-dining room. Second floor an attic room and storage space.

The apartment has a living room with large fireplace, bedroom, bathroom and toilet all on the ground floor.

It is located in the heart of a pretty, charming and quiet little village.

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.



LOCAL TAXES

Taxe foncière: 852 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

null

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