

Charming property for renovation with good roof. Garden and detached land. Edge of village location -Dordogne

EXCLUSIVE



INFORMATION

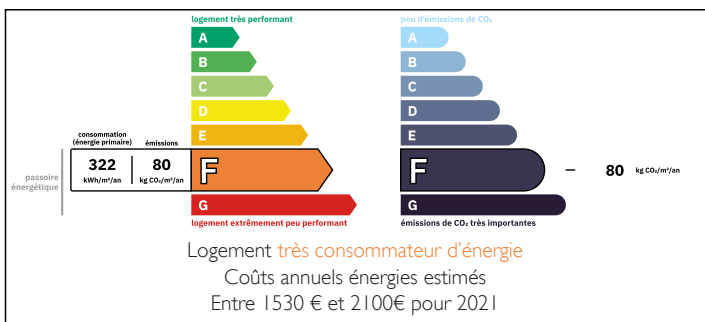
Town:	Saint-Priest-les-Fougères
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	61 m2
Plot Size:	8515 m2

IN BRIEF

A super renovation project; solid stone building with recent roof situated in a quiet edge of village hamlet just a short distance to commerces in La Coquille which, also has a train station.

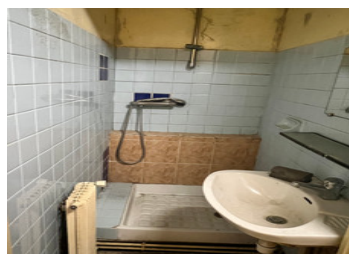
This semi-detached property is situated near the route of St Jacques de Compostelle in the Périgord-Limousin Regional National Park, there are many nature walks and outdoor activities in the area. The market town of Thiviers is just 15 minutes and the airport of Limoges, which is serviced by the low cost airlines is 40 minutes

ENERGY - DPE



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

A good solid stone house with a recent roof, which was installed in approx 2003. A lovely renovation project to get your teeth into. Electric and water is already on-site. The wood flooring and the wood frame single glazed windows are in good condition. The room configuration could possibly be altered. New plumbing, sanitary wear and a new kitchen would be recommended. There is a septic tank at the property but this does not conform to current regulations so it will require an upgrade.

The property has a good size enclosed garden to the front aspect, there is also a small wooded parcel to the side aspect. Two larger parcels of land, flat prairie, can be found a short distance down the road.

LOCAL TAXES

Taxe habitation: EUR

NOTES

HOUSE

Entrance 4,9m² (5,47m x 0,9m) wood flooring, entrance to cellar under flooring

Lounge 15,6m² (3,9m x 4m) front aspect, wood flooring

Kitchen 11,5m² (2,78m x 1,1m - 3,4m x 2,5m) tiled flooring, side aspect window

Boiler room 9,3m² (2,88m x 3,23m) rear aspect, possibility to add a rear aspect window, De Dietrich oil boiler, hot water tank, door to loft aspect

Bedroom 1 - 11,02m² (3,8m x 2,9m) front aspect, wood flooring

Bedroom 2 - 12,87m² (3,14m x 4,1m) front aspect, wood flooring

Shower room 1,26m² (1,47m x 0,86m) rear aspect, no window

Separate wc 1,24m² (0,88m x 1,42m) rear aspect, no window

Loft - ideal for conversion to add additional habitable space, new roof approximately 2003.

The total land of 8,515m² is split into...