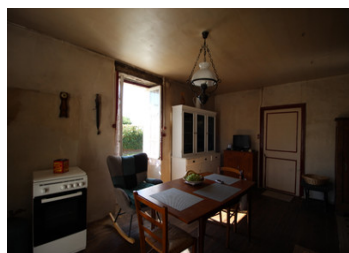


## Old house with outbuilding



## INFORMATION

Town:	Calès
Department:	Dordogne
Bed:	0
Bath:	0
Floor:	96 m2
Plot Size:	871 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 smaller buildings could accommodate your most beautiful personal or family projects.

The buildings are stone and the roof of the house is new.

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

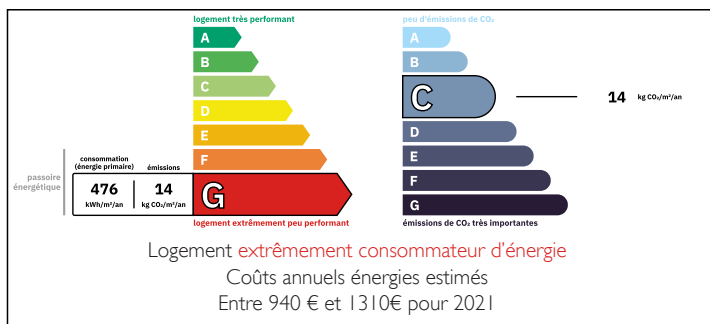
The house measures 96m2 and the under-roof could be converted.

A former detached garage is also on the plot.

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

It is possible to buy an additional barn.

## 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

Beautiful project in the countryside but close to amenities.

This stone house needs to be modernized.

It is 96 sq.m. 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 roof is new.

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 to buy an additional barn.

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