

Old stone property, ripe for renovation with potential for a business! Next to the ancient site of St Robert



## INFORMATION

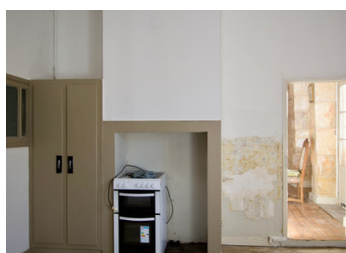
Town:	Ayen
Department:	Corrèze
Bed:	2
Bath:	1
Floor:	70 m2
Plot Size:	12 m2

## IN BRIEF

OFFER ACCEPTED !

Old stone house with a habitable apartment and lots of potential for total renovation on a hillside in Ayen, with its local supermarket, bar/restaurant, Pharmacy, Doctors, Post office and School. 10 minute drive to Objat and 20 minutes to Brive-la-Gaillarde, offering good train links with airport. Places of interest... The Hautefort Chateau and the stunning market town of Terrasson-Lavilledieu are just 25 minutes drive! Collonges la Rouges and Turenne 35 minutes. The caves of Montignac Lascaux, the ancient market town of Sarlat Caneda and the medieval city of Rocamadour, one of the "Most Beautiful Villages in France" within easy reach.

Connected to the main drains  
Possibility to connect to (Fiber) Internet  
Heating system needs to be installed



## 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

Entrance into a large area of 55m<sup>2</sup>, a huge vaulted storage room (like a 'cave à vin'), ideal to run a shop or other commercial activity! With planning permission, it maybe possible to convert into apartments, for rental purposes... Wooden staircase to the first floor apartment, measuring 75m<sup>2</sup>. Bedroom that leads onto the internal courtyard of 12m<sup>2</sup>. Kitchen, bedroom and bathroom. From the Kitchen entrance to a large, spacious and bright lounge/dining area. High ceilings, oak floors, large window and double doors, opening onto a Romeo and Juliet balcony, offering far reaching views across the rolling hilled countryside! There is also access to the courtyard. A large attic is ripe for conversion into two more bedrooms.

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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: 1136 EUR

Taxe habitation: EUR

## NOTES