

House in need of complete renovation with a small garden near to the popular village of St Saud Lacoussiere

EXCLUSIVE



## INFORMATION

Town:	Saint-Saud-Lacoussière
Department:	Dordogne
Bed:	0
Bath:	0
Floor:	59 m2
Plot Size:	309 m2

## IN BRIEF

This great property is situated near to the village of SAINT-SAUD-LACOUSSIÈRE in the Perigord Vert. The popular village has a bar, restaurants, bakers, local shop, tabac and petrol station. There is even a swimming lake just outside of the village with a pizzeria and children's play area.

## 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

The house itself consists of two rooms (14.5m<sup>2</sup> and 31.6m<sup>2</sup> approximately) and has been striped right back to the bare walls. There is a small garden.. It has a new roof which was installed in 2013 (approximately) which needs finishing.

The plot is connected to mains water but not mains electricity at the moment.

It is situated in the middle of a small hamlet and will make a great renovation project for someone.

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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