

Stone property with barn and gîte, in a very quiet hamlet on 3000m of land.



INFORMATION

Town:	Mareuil en Périgord
Department:	Dordogne
Bed:	4
Bath:	1
Floor:	115 m2
Plot Size:	3000 m2

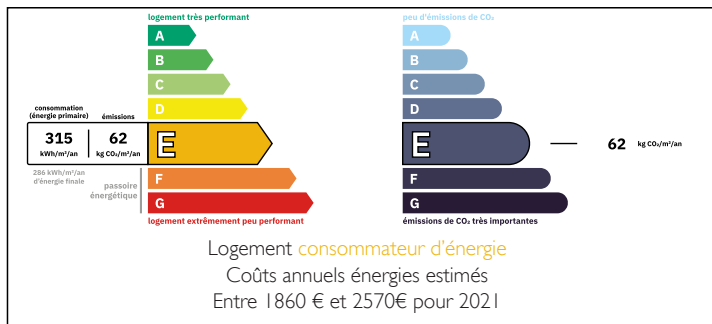


IN BRIEF

Located in a very quiet hamlet, this property offers a house of approximately 90m2, an adjoining barn of 70m2 on the ground (floor possible), independent gîte of approximately 25m2, all on pleasant wooded land of over 3000m2.

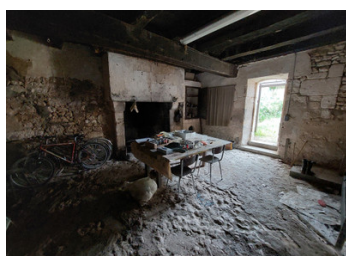
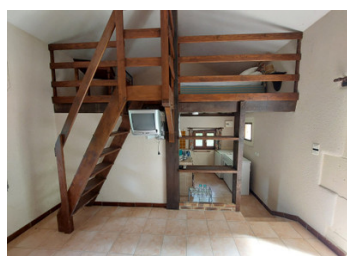


ENERGY - DPE



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

The house offers, on the ground floor:

- ▣ a KITCHEN of 15.5m²
- ▣ a 23m² LIVING ROOM with fireplace
- ▣ a BATHROOM / WC (8m²)

Upstairs :

- ▣ a BEDROOM of 10m²
- ▣ a BEDROOM of 11m²
- ▣ a BEDROOM of 10m²
- ▣ an 8m² OFFICE

LOCAL TAXES

Taxe foncière:	1000 EUR
Taxe habitation:	EUR

Adjoining the house is a barn of 70m² with magnificent fireplaces. Development possibilities on two levels.

At the rear of the house is an independent gîte of approximately 25m² including living room/kitchen, bathroom/wc and bedroom area on the mezzanine.

A pleasant plot of land of around 3000 m² with trees and numerous fruit trees is located at the rear of the property.

NOTES

A great opportunity for progressive renovation in a quiet hamlet, 6km from MAREUIL for all amenities and 14km from BRANTOME.

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