

Charming two bedroom detached cottage in hamlet location



INFORMATION

Town:	Saint-Cernin-de-l'Herm
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	85 m2
Plot Size:	517 m2



IN BRIEF

This charming cottage is located at the edge of a well maintained quiet hamlet with access to the Lot and Dordogne tourist attractions.

The house could be modernised with opportunities to retain the original features such as oak beams and stone walls.

The detached house sits on its own plot of land with terraces overlooking the surrounding fields and woods.

This would be an easy property to "lock up and leave" for anyone wishing to live in this delightful region for part of the year.

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

An off-road parking area leads up to the terrace and main entrance.

The main living room (22sqm) has an open fireplace, original beams and stone features. Access to the cellar (23sqm).

Stairs lead up to the kitchen (23sqm) with windows looking over the surrounding fields and a door to the rear garden.

Stairs lead up to two bedrooms (12sqm and 16sqm) and a bathroom (12sqm) with roll-top bath, toilet, sink and shower cubicle.

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