

A pretty cottage to restore with a new roof above a medieval village with wonderful views and a walled garden



INFORMATION

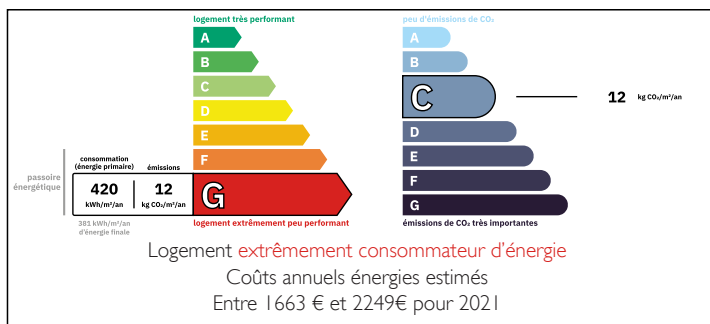
Town:	Badefols-d'Ans
Department:	Dordogne
Bed:	1
Bath:	0
Floor:	68 m2
Plot Size:	395 m2

IN BRIEF

A gorgeous cottage which stands in a narrow alleyway above a historic village with its castle, restaurants and a shop that sells everything all within walking distance. In front of the cottage is a raised walled garden with views across the valley and a small stone detached outbuilding to the rear. The current owner has already removed the old plaster exposing all the original stone walls and its massive fireplace on the inside and re-roofed the entire building. There is a small washroom with a shower and w/c as well as utility plumbing in situ. In short, a very pretty property that can be fitted and finished to taste with wonderful stone features and a high position that is convenient yet with lovely views.



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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

House

Kitchen (currently untouched) 22,5 m²

Steps down to cellar (below sitting room) 20 m²

Steps up to Sitting room with an ancient stone sink and large stone fireplace, exposed stone walls and beams and window facing the view 22 m²

Current washroom with w/c shower and utility (washing machine facilities) 3,5 m²

5 Steps up to a large room, with fireplace, exposed stone walls and beams and window facing the view 24 m²

Loft and barn wing potential for further rooms and bathrooms.

Outside

Detached stone outbuilding (behind)

Raised walled garden in front of the house and slightly to one side

Amenities

Local shop and restaurants 2-5 minutes walk

Train station 17 minutes by car

Airport (Brive) 45 minutes by car

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