

## Rural stone house to renovate with gîte, two barns and cave



## INFORMATION

|             |               |
|-------------|---------------|
| Town:       | Saint-Aquilin |
| Department: | Dordogne      |
| Bed:        | 1             |
| Bath:       | 1             |
| Floor:      | 50 m2         |
| Plot Size:  | 1670 m2       |

## IN BRIEF

Rural property to restore with great potential. Opportunity to purchase up to 5 hectares of farmland with the property. 10 minutes by car to St Aquilin, attractive Dordogne village.



## 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

Stone house: One room to restore (50m<sup>2</sup>) with large fireplace. New roof.

Attached barn. Could be incorporated into the house. 75.6 m<sup>2</sup>

Gîte: Pleasant, light living room 16m<sup>2</sup> with corner kitchen, bedroom 10.6 m<sup>2</sup>, shower room and toilet: 3.81 m<sup>2</sup>. Heating: Electric radiators

Second barn: 60 sq.m. Height: 6 m. Rood recently replaced.

There's a cave on the land originally used for sheep. There's a possibility to add 5 hectares of farmland to this property. (Not included in the price).

-----  
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