

Old farm with three houses and out buildings



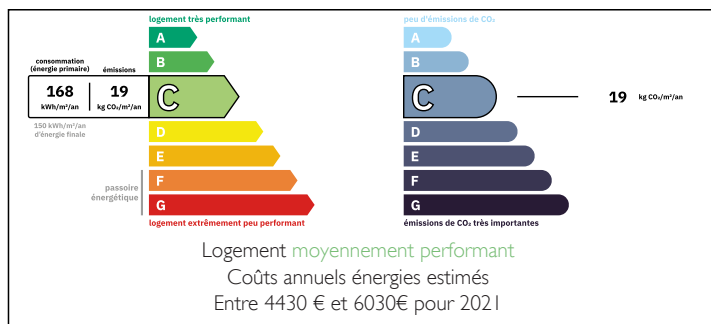
INFORMATION

Town:	Cours-de-Pile
Department:	Dordogne
Bed:	6
Bath:	4
Floor:	334 m2
Plot Size:	7000 m2

IN BRIEF

Outstanding opportunity to be so close to a city centre and international transportation. Three-farmhouses in one set in a very quiet location with tremendous business potential. First come first served.

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

A rare and outstanding opportunity to acquire this old stone farm that is composed of three houses all with very recent double glazing, two with wood pellet heating and a total habitable surface of 330m². Naturally there are improvements to be made with the potential increasing the living space.

House N°1 has an open plan living room/sitting room/fitted kitchen, an office, a shower room, a WC and two bedrooms.

House N°2 has a garage, an open plan dining room/kitchen, a WC and a shower room on the ground floor and upstairs a living room, a WC, a bathroom and two bedrooms. These rooms require some updating.

House N°3 has a large family kitchen, a living room, three bedrooms, a WC, a shower room (both in need of renewal) and a utility room. These rooms are spacious and bright and there is an attic for further development.

There are unattached outbuildings, a patio and a fenced garden.

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