

Impeccable 4-bedroom house with large barn ready for conversion, lovely grounds and 1.5 ha of meadow.



INFORMATION

Town:	Parcou-Chenaud
Department:	Dordogne
Bed:	4
Bath:	1
Floor:	158 m2
Plot Size:	15112 m2



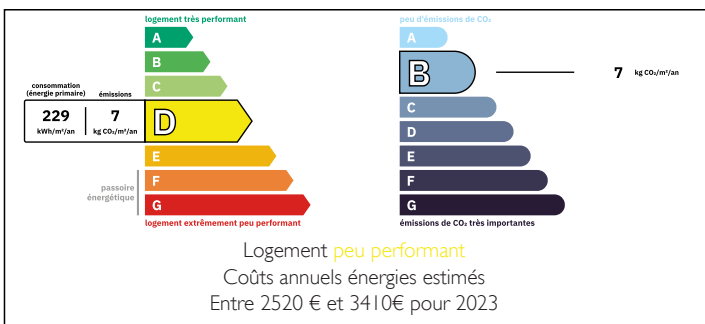
IN BRIEF

This pretty property, part of a small and very quiet hamlet, comprises a fully renovated 4-bedroom house with a front and rear courtyard, and opposite, a large barn just waiting to be converted, and adjoining but on the street side, a maisonette and a large garage. A pretty garden, an orchard, a vegetable patch, a chicken coop and a meadow with a horse box complete the property.

Situated between La Roche-Chalais and Chalais, two villages with all amenities.

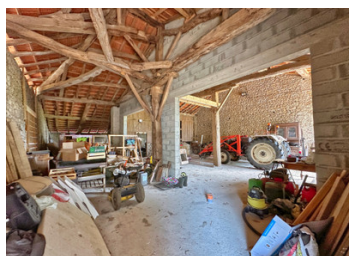
1 hour from Angoulême, Périgueux and Bergerac, and 1h15 from Bordeaux.

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

- + Heating by Kachelofen, Alsatian tiled wood-burning stove, and additional electric heaters in the bedrooms.
- + Septic tank to be reviewed
- + Double glazing
- + All roofs in very good condition

The house:

- RDC
 - Fitted kitchen with dining area of 19m², opening onto the front courtyard.
 - 21m² sitting room with fireplace
 - Dining room of 23.6m² opening onto a small enclosed courtyard of 17m², not overlooked.
 - Shower room of 6.20m²
 - WC
 - Utility room of 3.82m²
- 1st floor
 - Four bedrooms of 17.20m², 17m², 19.6m² and 20.4m² respectively.
- 2nd floor
 - Attic space

Opposite, a large building of approximately 400m² is divided into several outbuildings

- 250m² barn
- Several lean-to buildings
- 2-room cottage with fireplaces (40m²)
- Attached barn/garage (120m²)

1.5 ha of land with orchard, henhouse, vegetable garden and meadow with horse stalls

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

LOCAL TAXES

Taxe foncière: **648 EUR**

Taxe habitation: **EUR**

NOTES