

## Small house to renovate



## ENERGY - DPE

DPE not required.

## INFORMATION

Town:	Saussignac
Department:	Dordogne
Bed:	1
Bath:	1
Floor:	34 m2
Plot Size:	36541 m2

## IN BRIEF

This old house to be rehabilitated is hidden in the countryside a few kilometers from the renowned Vigiers golf course, between the bastide of Sainte Foy la grande and Bergerac.

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 path leads you to the 34m<sup>2</sup> cottage nestled on top of land of more than 3 hectares.

A haven of peace in a small forest. Further down, a pond of more than one hectare is just waiting to come back to life.

This peaceful place is ideal for days of fishing and relaxation.

The house to renovate consists of a kitchen (9.90m<sup>2</sup>), a living room (11.30m<sup>2</sup>), a bedroom (8.30m<sup>2</sup>) and a bathroom with WC (3.30m<sup>2</sup>)

A stone shelter serves as a summer kitchen (17m<sup>2</sup>)

A workshop and a hangar are also present on the premises.

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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