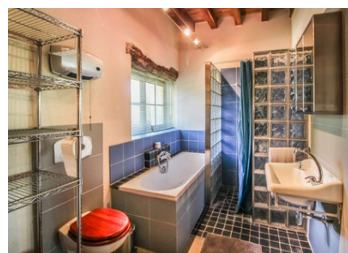


## Renovated house with barn for renovation



## INFORMATION

Town:	Saint-Félix-de-Villadeix
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	165 m2
Plot Size:	8000 m2

## IN BRIEF

Former traditional barn converted into a home and completely renovated.

This spacious 4-bedroom house is located in a hamlet but is not overlooked.

There are magnificent views over the surrounding countryside.

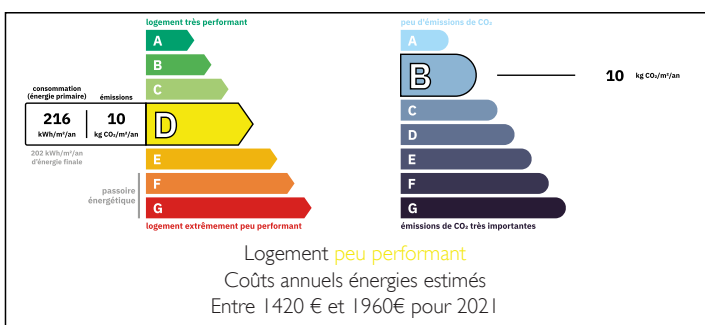
A small additional barn could be renovated and converted into a gîte. Permission has been granted by the Mairie.

The 8,000 m2 plot comprises a garden area and pasture land.

The roof is fully insulated, as are the interior walls.

The village of Saint-Félix is very dynamic and offers many activities, associations and opportunities.

## 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

Former traditional barn converted into a home and completely renovated.

This spacious 4-bedroom house is located in a hamlet but is not overlooked.

There are magnificent views over the surrounding countryside.

A small additional barn could be renovated and converted into a gîte. Permission has been granted by the Mairie.

The 8,000 m<sup>2</sup> plot comprises a garden area and pasture land.

The land is partially constructible, provided an application is made before the end of 2024.

The main house (165 m<sup>2</sup>) has two storeys.

Ground floor with polished concrete floor:

Entrance hall (10 m<sup>2</sup>) with storage area and staircase leading to the first floor

Living/dining room/equipped kitchen (48 m<sup>2</sup>), exposed beams, double-height ceiling and wood-burning stove

Two bedrooms (20 m<sup>2</sup> - 23m<sup>2</sup>)

Bathroom (7m<sup>2</sup>) with washbasin, bath, wc and shower

Separate WC with washbasin

First floor with parquet flooring

Mezzanine landing / Office area (28 m<sup>2</sup>) with utility room (5 m<sup>2</sup>) and storage room (4 m<sup>2</sup>)

Two bedrooms (11 m<sup>2</sup> each)

Shower room (3.5 m<sup>2</sup>) with washbasin, shower and separate WC

Outside

Private car park

Stone barn in need of renovation or conversion into habitable rooms (55m<sup>2</sup> floor area)

Heating by wood-burning stove and electric radiators, compliant septic tank and single glazed windows.

The roof is fully insulated, as are the interior walls.