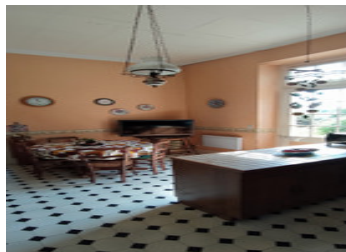


Mansion of 400m, 15 rooms including 3-room apartment on the ground floor; Attic, cellar. Garden of 3800m2



INFORMATION

Town:	Saint-Médard-de-Mussidan
Department:	Dordogne
Bed:	6
Bath:	3
Floor:	400 m2
Plot Size:	3974 m2

IN BRIEF

Beautiful house of character 1850 including 15 rooms .

In DRC, beautiful entrance door in ironwork with initial of the owners. overlooking a beautiful corridor serving the rooms on both sides .

On the right side, an apartment consists of a living room, kitchen with breakfast area, a bedroom, a shower room and separate washbasin and toilet.

On the left side of the main entrance , possibility to rehabilitate an apartment with living room dining room, kitchen with fireplace, laundry area with staircase, a bedroom.

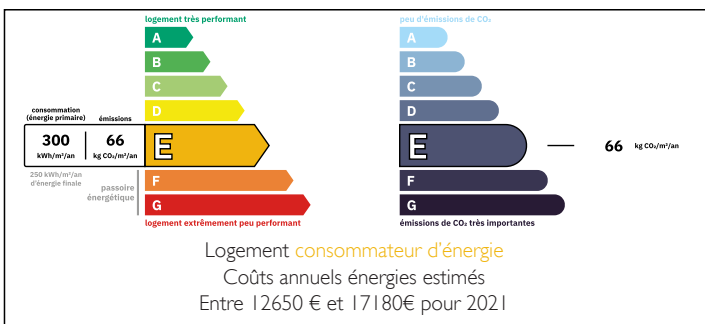
On the 1st, possibility of redeveloping 2 apartments; 2 existing bathrooms.

Attic and cellar. on one side of the house

Large garden of 3800m2 with its old water jet

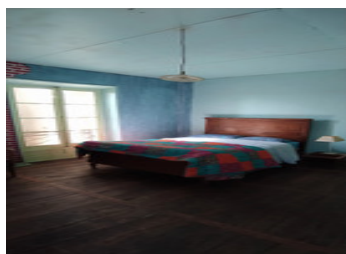
Significant work to be planned

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 foncière: 2736 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Beautiful house of character 1850 about including 15 rooms .

In DRC, beautiful entrance door in ironwork with initial of the owners. overlooking a beautiful corridor serving the rooms on both sides .

On the right side, an apartment consists of a living room, kitchen with breakfast area, a bedroom, a shower room and separate washbasin and toilet.

On the left side of the main entrance , possibility to rehabilitate an apartment with living room dining room, kitchen with fireplace , laundry area with staircase, a bedroom.

By a nice wooden staircase, access to the 1st floor serving a wide landing

Possibility to create 2 apartments on either side; Existence of two rooms of bans on this floor .

Access to the attic convertible into additional bedrooms, or games room or home cinema .

Cellar on a side of the house .

Large garden of 3800m2 with its old water jet with pond

Roof in good condition; Major interior work. Remediation to be reviewed;

Less than 2 kms from shops, train station and A89.

30 minutes from Bergerac and its airport.. 1h of Bordeaux .

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