

## Old forge in charming village near Eymet ripe for renovation



## INFORMATION

Town:	Saint-Aubin-de-Cadelech
Department:	Dordogne
Bed:	1
Bath:	1
Floor:	80 m2
Plot Size:	1015 m2

## IN BRIEF

In the heart of the village of St Aubin de Cadelech the old semi-detached, forge which has been used as a lock up and leave holiday home for many years, now requires updating and renovating. Full of character with a small kitchen, shower room, bedroom, large living room and dining room. Outside a garden and stone outbuilding. Only 10 mins by car to Eymet and 26 mins to Bergerac.



## ENERGY - DPE

DPE not required.

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

The rooms:

Living room (35.43 m<sup>2</sup>) with exposed beams, fireplace and terracotta floor tiles. Door to staircase leading to attic.

Dining room (17.12 m<sup>2</sup>) with fireplace and terracotta floor.

Kitchen (6.32 m<sup>2</sup>)

Shower room with WC (4 m<sup>2</sup>)

Bedroom (19.73 m<sup>2</sup>)

Garden

Outbuilding (27.26 m<sup>2</sup>)

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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 foncière: 409 EUR

Taxe habitation: EUR

## NOTES